

**BOBBY L. RUSH**

1ST DISTRICT, ILLINOIS



**COMMITTEE ON ENERGY AND COMMERCE**

SUBCOMMITTEES:

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**CONGRESS OF THE UNITED STATES**

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March 2, 2020

The Honorable Andrew R. Wheeler  
Administrator  
U.S. Environmental Protection Agency  
1200 Pennsylvania Avenue NW  
Washington, DC 20460-0001

Mr. Kurt Thiede  
Region 5 Administrator  
U.S. Environmental Protection Agency  
77 West Jackson Boulevard  
Chicago, IL 60604-3511

Dear Administrator Wheeler and Regional Administrator Thiede:

I am writing you once again seeking the oversight of the U.S. Environmental Protection Agency (EPA) in the securing, assessment, and environmental remediation of the State of Illinois-owned Tinley Park Mental Health Center (MHC). Immediate action is needed to support the community in its efforts to protect the health and environment of my constituents, the residents of the Village of Tinley Park.

The MHC is a 280-acre property that has been ignored by the State of Illinois since 2012 when it closed the mental health facility. In response to a citizen complaint made in early November 2019 and the EPA's referral of the matter to Illinois Environmental Protection Agency (IEPA), four inspectors from IEPA and two from the Illinois Department of Public Health visited MHC in December 2019. Notwithstanding IEPA's knowledge<sup>1</sup> of the widespread presence of asbestos and the abandoned and unsecure condition of MHC, the visiting state technical team brought with it only a single respirator to enter the buildings. Due to the presence of friable asbestos and black mold, of the 45 or more buildings on the property, only 12 were reviewed, 11 of which were partially walked by the single respirator-wearing inspector.

Following the inspection, nothing in the IEPA's findings concluded that any of the materials listed in the 2014 Hazardous Materials Inventory have been removed from MHC. Instead, at least one outdoor drum storage area at the Power Plant is reported to have been moved inside and the pile of fluorescent crushed light bulbs was not obviously present.

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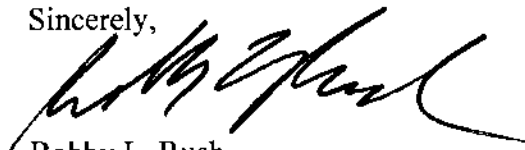
<sup>1</sup> Illinois EPA was provided with the 2014 Phase II Environmental Site Assessment and Hazardous Materials inventory prepared by Tetra Tech at the commission of the Village of Tinley Park, a potential purchaser of the MHC, and references the 2014 Phase II in its inspection notes. The Tetra Tech documents are publicly available at [https://www.tinleypark.org/government/current\\_projects/state\\_campus\\_property.php#revize\\_document\\_center\\_rz1580](https://www.tinleypark.org/government/current_projects/state_campus_property.php#revize_document_center_rz1580).

It is concerning that an environmental agency, supplied with significant background information, would show up to inspect a site, six members strong, only to be limited to the exterior of buildings due to the apparent lack of personal protective equipment preparations. Moreover, IEPA's January 15, 2020, findings and recommendations (also attached) are equivocal. For example, although IEPA finds the need for site security, there is no recommendation for the immediate installation of fencing, boarding of buildings, covering of the open well it identified, or cutting back overgrowth at this large site that contains friable asbestos, hundreds of containers of hazardous materials or waste, and a prevalence of black mold. The Village of Tinley Park receives regular reports of teenagers and adults seen leaving MHC, and even IEPA identified in its inspection notes, mattresses and other evidence of people living in the tunnel system at MHC. Taking immediate action to secure the property with fencing, boarding and cutting overgrowth is not science — it's logic.

The EPA referred this matter to IEPA in November 2019. In mid-December, IEPA came ill-prepared to inspect MHC and notwithstanding the cursory inspection, the severity of its findings require an immediate response rather than IEPA's conflicted vagueness that environmental and health threats "should be" addressed with no firm commitment as to when. This is not a property owned by some unknown entity. This is a property owned by the State of Illinois, who receives funding from the EPA to carry out the enforcement of federal environmental laws.

Protecting human health and the environment and motivating responsible parties to clean up contaminated lands and toxic sites are part of the EPA's mission. I ask that you make this a case study of success by acting now. Please use your financial resources and enforcement tools to give the State of Illinois a hard-deadline of 14-days to fence MHC and board the buildings, and 28-days to present the EPA with a plan to investigate and remediate the site.

Sincerely,



Bobby L. Rush  
Member of Congress

Enclosures (Tetra Tech Hazardous Materials  
Inventory; Illinois EPA 12/17-12/18/2020  
Evaluation Report with color photos; & Illinois  
EPA 12/15/2020 Recommendations for Risk  
Management Memo)

CC:

Mr. John J. Kim  
Director, Illinois Environmental Protection Agency

The Honorable Michael E. Hastings  
Senator, Illinois Senate

The Honorable Debbie Meyers-Martin  
Representative, Illinois House of Representatives

The Honorable Jacob C. Vandenberg  
Mayor, Village of Tinley Park

The Honorable Cynthia A. Berg  
Trustee, Village of Tinley Park

The Honorable William P. Brady  
Trustee, Village of Tinley Park

The Honorable Michael W. Glotz  
Trustee, Village of Tinley Park

The Honorable William A. Brennan  
Trustee, Village of Tinley Park

The Honorable Diane M. Galante  
Trustee, Village of Tinley Park

The Honorable Michael G. Mueller  
Trustee, Village of Tinley Park



**TETRA TECH**

July 24, 2014

Mr. Dennis Walsh  
Klein, Thorpe & Jenkins, Ltd.  
Suite 1600  
20 North Wacker Drive  
Chicago, Illinois 60606

SUBJECT: Hazardous Material Survey  
Tinley Park Mental Health Center  
7400-7600 W. 183<sup>rd</sup> Street  
Tinley Park, Illinois 60477

Dear Mr. Walsh:

Enclosed is one copy of the report for a Hazardous Material Survey prepared for the above-referenced property. Tetra Tech, Inc., prepared this Hazardous Material Survey pursuant to our agreement dated May 2, 2014.

Information accumulated for this survey will be retained with the project file. The survey and information in the project file is considered confidential and will not be released without your authorization.

We appreciate the opportunity to perform these services for Klein, Thorpe & Jenkins. Please contact me if you have questions regarding this information.

Sincerely,  
**TETRA TECH, INC.**

Tom Hahne  
Project Manager

Enclosures

Tetra Tech, Inc.  
1 S. Wacker Drive, 37<sup>th</sup> Floor  
Chicago, Illinois 60606  
Tel 312.201.7700 Fax 312.201.0031 [www.tetrattech.com](http://www.tetrattech.com)

**HAZARDOUS MATERIALS SURVEY  
FORMER TINLEY PARK MENTAL HEALTH FACILITY  
TINLEY PARK, ILLINOIS**

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Prepared for:

Klein, Thorpe & Jenkins, Ltd.  
Suite 1600  
20 North Wacker Drive  
Chicago, Illinois, 60606

Prepared by:

Tetra Tech Inc.  
1 S. Wacker Drive, 37th Floor  
Chicago, IL 60606

July 2014



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### **FIGURE**

SITE LAYOUT MAP

## 1.0 Introduction and Scope of Services

In accordance with our proposal dated May 2, 2014, and the executed agreement, Tetra Tech, Inc. (Tetra Tech) performed a Hazardous Materials Survey of the property at 7400-7600 West 183rd Street, Tinley Park, Illinois 60477.

The goal of this survey is to identify hazardous materials present on the subject property. Hazardous materials are considered any materials that require special handling or disposal and are determined to be either a health hazard or a physical hazard as defined by the Occupational Health and Safety Administration (OSHA).

This survey and report has been prepared on behalf of and for the exclusive use of Klein, Thorpe & Jenkins, Ltd. (KTJ) solely for its use and reliance in the hazardous materials survey of this property. KTJ is the only party to which Tetra Tech has explained the risks involved, and KTJ has been involved in determining the scope of services needed to satisfactorily manage those risks.

Accordingly, reliance on this report by any other party may involve assumptions whose extent and nature may lead to a distorted meaning, and impact of the findings and opinions related herein. Tetra Tech's findings and opinions discussed in this report may not be relied upon by any party except KTJ, and the Village of Tinley Park, without their consent. Tetra Tech may contract with other parties to develop findings and opinions related specifically to unique risk management concerns related to the property.

## 2.0 Objectives and Limitations of the Survey

Tetra Tech has endeavored to meet what it believes is the applicable standard of care for the services performed and, in doing so, is obliged to advise KTJ of the survey limitations.

This report is not a comprehensive survey of all hazardous materials present on the site. Specifically, Tetra Tech does not and cannot represent that the property contains no hazardous or toxic materials, products, or other latent conditions beyond that observed by Tetra Tech during its hazardous materials survey.

Tetra Tech encountered the following limitations during our performance of this survey;

- Access was not available to rooms without keys.
- Basements in a few buildings were not accessible due to flooding and due to the presence of energized lines in wet or flooded areas.
- Although an effort was made to visit all floors and rooms throughout each building on the subject property, some buildings did not have power and were completely dark. As a result, the rooms were observed with flashlights.

## 3.0 Property Description

The property is an irregular-shaped parcel totaling approximately 276 acres located at 7400-7600 West 183<sup>rd</sup> Street, in the Village of Tinley Park, Cook County, Illinois (see Figure 1). The property contains approximately 45 structures that were historically used as a mental health center. The property also contains asphalt-paved parking lots, roadways, concrete sidewalks, and landscaped areas. The property has been vacant since July 2012.

Most buildings are constructed with concrete slab-on-grade foundations and flat roofs. The Power Plant building, the pump building, and several office buildings have basements. A 1.5-mile subterranean steam tunnel system (used for the power supply) is located throughout the subject property. In general, the exterior walls of the buildings consist of brick, wood, or stucco. The interior build-outs of the buildings consist of drywall/plaster and cinder block walls; drywall/plaster and ceiling tile ceilings; concrete, tile, and carpeted floors; and fluorescent and incandescent lighting, with limited compact fluorescent lighting present in a few of the buildings.

Utilities for the subject property are provided as follows:

- ComEd supplies electrical service via aboveground lines. The on-site Power Plant provides steam. Electrical service is currently available to some buildings. Other buildings have no electrical service.
- AT&T provides telephone service via aboveground lines.
- NiCor Gas provides the natural gas service via underground lines.

The Village of Tinley Park provides sanitary and potable water services. The current source of potable water is Lake Michigan. The historic source of water was the site water treatment plant, which obtained water from three on-site wells. The potable wells were located on the northern portion of the subject property. The wells were taken out of service in 2009 and abandoned in 2012. Septic fields are located near the six residential structures known as the "Cottages," which are located on the northeastern portion of the subject property.

The adjoining land use to the north, east, south, and west is developed with commercial and residential properties. The parcel is bound by railroad tracks to the north, Harlem Avenue to the east, 183<sup>rd</sup> Street to the south, and commercial and residential properties to the west. The property is located within the Village of Tinley Park. For purposes of this Phase I ESA, the term "adjoining property" (as defined by the ASTM standard) means any real property or properties the border of which is contiguous or partially contiguous with that of the property but for a street, road or other public thoroughfare separating them.

#### **4.0 Field Work**

The hazardous materials inspection for the subject property was performed on the property by Tetra Tech personnel, accompanied by Mr. Sergio Cappello, the chief engineer for Central Management Services (CMS).

The hazardous materials inspection included interior and exterior observations of the property. Properties adjacent to the site were also observed externally. The observations in this inspection were limited to accessible areas only.

Tetra Tech inspected all accessible areas of structures on the property unless portions of a structure were identical, as in the Howe Development Center. For this structure, Tetra Tech inspected two of the 50 residential units. Similarly, the layout of each of the residential structures known as the Cottages is identical. Tetra Tech inspected one of the Cottages.



## 5.0 Hazardous Materials Survey Results

During the hazardous material survey, Tetra Tech identified the materials presented in the tables below. Quantities are listed as approximate based on dark or inaccessible site conditions during the inspection and the large size of the site. However, during the inspection every effort was made to obtain accurate quantities and the numbers presented below are considered reasonably accurate.

### 5.1 Drums and Other Containers

Tetra Tech observed various types of oils, chemicals, paints and cleaning chemicals stored throughout many of the buildings, with missing labels in some cases. The storage containers were found in various conditions. Tetra Tech noted marked and unmarked drums throughout the property that were empty to full.

Two outside drum accumulation areas were observed north of the Power Plant and within the fenced area around the prison building (Cedar Hall). The drums were stored directly on the soil surface and labels indicated they contained hazardous materials including oils, treatment chemicals, cleaners, lubricants, and other chemicals used in facility maintenance. Tetra Tech did not verify the contents of the abandoned drums.

During the site inspection Tetra Tech observed three underground storage tanks (UST) on site. Two of the USTs are located near the maintenance and mechanical building. The third UST is located near the power plant building. In addition to the USTs, four aboveground storage tanks (AST) are associated with diesel backup generators found on the site. The ASTs are located outside of Pine Hall, Maple Hall, Willow Hall, and in the basement of Spruce Hall.

Table 1 below presents an inventory of the drums, other containers, USTs, and ASTs observed on the property.

TABLE 1. INVENTORY OF DRUMS, AST, UST, CYLINDERS, AND LIQUIDS

| Compound/ Item                      | Unit        | Oak Hall | Spruce Hall Medical Center | Maple Hall | Administration Center | Sycamore Hall | Willow Hall | Cedar Hall | Mimosa | Howe Development Center | Power Plant | Maintenance | Engineering and Storage | Water Treatment Plant |
|-------------------------------------|-------------|----------|----------------------------|------------|-----------------------|---------------|-------------|------------|--------|-------------------------|-------------|-------------|-------------------------|-----------------------|
| Used Empty Drum                     | 55-gal drum | 0        | 0                          | 0          | 0                     | 0             |             | 0          | 0      | 0                       | 12          | 0           | 0                       | 2                     |
| Used Empty Drum                     | 20-gal drum | 0        | 0                          | 0          | 0                     | 0             |             | 2          | 0      | 0                       | 0           | 0           | 0                       | 2                     |
| Used Unmarked Empty Container       | 5-gal       | 0        | 0                          | 0          | 0                     | 0             |             | 0          | 0      | 0                       | 5           | 0           | 0                       | 0                     |
| Used Empty Drum                     | 34-gal drum | 0        | 0                          | 0          | 0                     | 0             |             | 0          | 0      | 0                       | 0           | 0           | 0                       | 0                     |
| Unmarked Drum with Unknown Contents | 20-gal drum | 0        | 0                          | 1          | 1                     | 0             |             | 0          | 0      | 0                       | 16          | 1           | 0                       | 0                     |
| Unmarked Drum with Unknown Contents | 34-gal drum | 0        | 0                          | 7          | 0                     | 0             |             | 25         | 0      | 0                       | 10          | 2           | 0                       | 0                     |
| Unmarked Drum with Unknown Contents | 55-gal drum | 0        | 4                          | 1          | 0                     | 0             |             | 6          | 0      | 0                       | 46          | 8           | 0                       | 0                     |
| Forane 22 Refrigerant               | 13.4-kg     | 0        | 0                          | 0          | 0                     | 0             |             | 3          | 1      | 0                       | 2           | 0           | 0                       | 0                     |
| R404A Refrigerant                   | 13.4-kg     | 1        | 0                          | 0          | 0                     | 0             |             | 0          | 0      | 0                       | 0           | 0           | 0                       | 0                     |
| Suva/Forane 507 Refrigerant         | 13.4-kg     | 0        | 0                          | 0          | 0                     | 0             |             | 1          | 0      | 0                       | 5           | 0           | 0                       | 0                     |
| Helium Tank                         | 13.4-kg     | 0        | 0                          | 0          | 0                     | 0             |             | 0          | 0      | 0                       | 3           | 0           | 0                       | 0                     |
| Genetron 22                         | 13.4-kg     | 0        | 0                          | 0          | 0                     | 0             |             | 0          | 0      | 0                       | 1           | 0           | 0                       | 0                     |
| Genetron MP-39                      | 13.6-kg     | 0        | 0                          | 0          | 0                     | 0             |             | 0          | 0      | 0                       | 0           | 1           | 0                       | 0                     |
| Liquefied Petroleum Gas Tank        | 17.2-lbs    | 0        | 0                          | 0          | 0                     | 0             |             | 1          | 0      | 0                       | 0           | 0           | 0                       | 0                     |

TABLE 1. INVENTORY OF DRUMS, AST, UST, CYLINDERS, AND LIQUIDS

| Compound/ Item               | Unit        | Oak Hall | Spruce Hall Medical Center | Maple Hall | Administration Center | Sycamore Hall | Willow Hall | Cedar Hall | Mimosa | Howe Development Center | Power Plant | Maintenance | Engineering and Storage | Water Treatment Plant |
|------------------------------|-------------|----------|----------------------------|------------|-----------------------|---------------|-------------|------------|--------|-------------------------|-------------|-------------|-------------------------|-----------------------|
| Cyclohexamine                | 55-gal drum | 0        | 0                          | 0          | 0                     | 0             |             | 0          | 0      | 0                       | 1           | 0           | 0                       | 0                     |
| Cyclohexamine                | 34-gal drum | 0        | 0                          | 0          | 0                     | 0             |             | 0          | 0      | 0                       | 2           | 0           | 0                       | 0                     |
| Cyclohexamine (Pure)         | 55-gal drum | 0        | 0                          | 0          | 0                     | 0             |             | 0          | 0      | 0                       | 1           | 0           | 0                       | 0                     |
| Fram Oil Filter              | Each        | 0        | 0                          | 0          | 0                     | 0             |             | 0          | 0      | 0                       | 8           | 0           | 0                       | 0                     |
| Liquid Glass Cleaner         | 1-gal       | 0        | 0                          | 0          | 1                     | 0             |             | 0          | 1      | 0                       | 2           | 2           | 0                       | 0                     |
| Liquid Glass Cleaner         | 1-qt        | 0        | 0                          | 0          | 0                     | 0             |             | 0          | 0      | 0                       | 0           | 0           | 0                       | 3                     |
| Bowl Shine                   | 1-qt        | 0        | 0                          | 0          | 0                     | 0             |             | 0          | 0      | 0                       | 8           | 1           | 0                       | 0                     |
| Floor Finish                 | 1-gal       | 0        | 0                          | 0          | 0                     | 0             |             | 0          | 0      | 0                       | 3           | 0           | 0                       | 0                     |
| Tru Klenz                    | 14-oz       | 0        | 0                          | 0          | 3                     | 0             |             | 0          | 0      | 0                       | 5           | 1           | 0                       | 0                     |
| Potassium                    | 500-ml      | 0        | 0                          | 0          | 0                     | 0             |             | 0          | 0      | 0                       | 1           | 0           | 0                       | 0                     |
| Sulfuric Acid                | 500-ml      | 0        | 0                          | 0          | 0                     | 0             |             | 0          | 0      | 0                       | 1           | 0           | 0                       | 0                     |
| Liquid Caustic Soda 25%      | 55-gal drum | 0        | 0                          | 0          | 0                     | 0             |             | 0          | 0      | 0                       | 1           | 0           | 0                       | 0                     |
| 3 Amine Blend 10-5-10        | 55-gal drum | 0        | 0                          | 0          | 0                     | 0             |             | 0          | 0      | 0                       | 1           | 0           | 0                       | 0                     |
| Uninhibited Propylene Glycol | 50-gal drum | 0        | 0                          | 0          | 0                     | 0             |             | 0          | 0      | 0                       | 0           | 0           | 0                       | 0                     |
| Uninhibited Propylene Glycol | 5-gal       | 0        | 0                          | 1          | 0                     | 0             |             | 0          | 0      | 0                       | 0           | 0           | 0                       | 0                     |
| Acrylate Copolymer           | 5-gal       | 0        | 0                          | 0          | 0                     | 0             |             | 0          | 0      | 0                       | 1           | 0           | 0                       | 0                     |
| Sodium Sulfite               | 55-gal drum | 0        | 0                          | 0          | 0                     | 0             |             | 0          | 0      | 0                       | 1           | 0           | 0                       | 0                     |
| Sodium Sulfite               | 30-gal      | 0        | 0                          | 0          | 0                     | 0             |             | 0          | 0      | 0                       | 1           | 0           | 0                       | 0                     |

**TABLE 1. INVENTORY OF DRUMS, AST, UST, CYLINDERS, AND LIQUIDS**

| Compound/ Item                   | Unit        | Oak Hall | Spruce Hall Medical Center | Maple Hall | Administration Center | Sycamore Hall | Willow Hall | Cedar Hall | Mimosa | Howe Development Center | Power Plant | Maintenance | Engineering and Storage | Water Treatment Plant |
|----------------------------------|-------------|----------|----------------------------|------------|-----------------------|---------------|-------------|------------|--------|-------------------------|-------------|-------------|-------------------------|-----------------------|
| Tripoly Phosphate                | 55-gal drum | 0        | 0                          | 0          | 0                     | 0             |             | 0          | 0      | 0                       | 1           | 0           | 0                       | 0                     |
| H-212 Microbiocide               | 38-lb       | 0        | 0                          | 0          | 0                     | 0             |             | 0          | 0      | 0                       | 2           | 0           | 0                       | 0                     |
| Lithium Chromate                 | 1-gal       |          |                            |            |                       |               |             | 0          | 0      | 0                       | 2           |             |                         | 0                     |
| Sodium M Dihydrate               | 55-gal drum | 0        | 0                          | 0          | 0                     | 0             |             | 0          | 0      | 0                       | 2           | 0           | 0                       | 0                     |
| Acumer 3100                      | 55-gal drum | 0        | 0                          | 0          | 0                     | 0             |             | 0          | 0      | 0                       | 2           | 0           | 0                       | 0                     |
| No Pak Tite Compound (Lubricant) | 3-gal       | 0        | 0                          | 0          | 0                     | 0             |             | 0          | 0      | 0                       | 2           | 0           | 0                       | 0                     |
| Hexodyne (Flow Charge)           | 2-lb        | 0        | 0                          | 0          | 0                     | 0             |             | 0          | 0      | 0                       | 1           | 0           | 0                       | 0                     |
| Orange Hydraulic Oil No. 150     | 55-gal drum | 2        | 0                          | 0          | 0                     | 0             |             | 0          | 0      | 0                       | 0           | 0           | 0                       | 0                     |
| Flooring Adhesive                | 1-gal       | 0        | 0                          | 0          | 0                     | 0             |             | 0          | 0      | 0                       | 0           | 0           | 0                       | 1                     |
| Polyamide Epoxy                  | 5-gal       | 0        | 0                          | 0          | 0                     | 0             |             | 0          | 0      | 0                       | 0           | 0           | 0                       | 15                    |
| Hardness Titrating Solution      | 1-gal       | 0        | 0                          | 0          | 0                     | 0             |             | 0          | 0      | 0                       | 0           | 0           | 0                       | 1                     |
| Lacquer/Paint Thinner            | 1-qt        | 0        | 0                          | 0          | 0                     | 0             |             | 0          | 0      | 0                       | 0           | 0           | 0                       | 3                     |
| Thermoplex Bearing Grease        | 14-oz       | 0        | 0                          | 0          | 0                     | 0             |             | 0          | 0      | 0                       | 0           | 0           | 0                       | 2                     |
| Detergent                        | 1-gal       | 0        | 0                          | 2          | 0                     | 0             |             | 0          | 0      | 0                       | 0           | 1           | 0                       | 2                     |
| Detergent Disinfectant           | 1-qt        | 0        | 0                          | 0          | 0                     | 0             |             | 0          | 2      | 0                       | 0           | 1           | 0                       | 0                     |
| DZ-7 Disinfectant                | 1-gal       | 0        | 0                          | 0          | 3                     | 0             |             | 0          | 2      | 0                       | 0           | 2           | 0                       | 0                     |
| Sanitizer                        | 1-qt        | 0        | 0                          | 0          | 0                     | 0             |             | 0          | 0      | 0                       | 0           | 1           | 0                       | 0                     |
| General Purpose Cleaner          | 1-gal       | 0        | 0                          | 0          | 1                     | 0             |             | 0          | 0      | 0                       | 0           | 0           | 0                       | 0                     |

**TABLE 1. INVENTORY OF DRUMS, AST, UST, CYLINDERS, AND LIQUIDS**

| Compound/ Item               | Unit            | Oak Hall | Spruce Hall Medical Center | Maple Hall | Administration Center | Sycamore Hall | Willow Hall | Cedar Hall | Minosa | Howe Development Center | Power Plant | Maintenance | Engineering and Storage | Water Treatment Plant |
|------------------------------|-----------------|----------|----------------------------|------------|-----------------------|---------------|-------------|------------|--------|-------------------------|-------------|-------------|-------------------------|-----------------------|
| Lemon Glow                   | 17-oz           | 0        | 0                          | 0          | 2                     | 0             |             | 0          | 0      | 0                       | 0           | 1           | 0                       | 0                     |
| Dustmore                     | 16-oz           | 0        | 0                          | 0          | 0                     | 0             |             | 0          | 10     | 0                       | 0           | 0           | 0                       | 0                     |
| Five Barrier Mortar Bag      | 44-lb           | 0        | 0                          | 0          | 0                     | 0             |             | 0          | 0      | 0                       | 0           | 0           | 0                       | 0                     |
| Aluminum Sulfate             | 50-lb           | 0        | 0                          | 0          | 0                     | 0             |             | 0          | 0      | 0                       | 0           | 0           | 0                       | 91                    |
| Soda Ash                     | 2 truck loads   | 0        | 0                          | 0          | 0                     | 0             |             | 0          | 0      | 0                       | 0           | 0           | 0                       | 2                     |
| Soda Ash Container           | 35-gal          | 0        | 0                          | 0          | 0                     | 0             |             | 0          | 0      | 0                       | 6           | 0           | 0                       | 0                     |
| Sodium Hydroxide Solution    | 50-lbs          | 0        | 0                          | 0          | 0                     | 0             |             | 0          | 0      | 0                       | 1           | 0           | 0                       | 0                     |
| Baseboard Stripper           | 1lb 3oz         | 0        | 0                          | 0          | 0                     | 0             |             | 0          | 0      | 0                       | 0           | 3           | 0                       | 0                     |
| Floor Stripper               | 5-gal           | 0        | 0                          | 0          | 0                     | 0             |             | 0          | 0      | 0                       | 0           | 2           | 0                       | 0                     |
| PVC Cleaner                  | 16-oz           | 0        | 0                          | 0          | 0                     | 0             |             | 2          | 0      | 0                       | 0           | 1           | 0                       | 0                     |
| A-456-N                      | 1-gal           | 0        | 0                          | 0          | 0                     | 0             |             | 0          | 1      | 0                       | 0           | 0           | 0                       | 0                     |
| Dynamax (Wax/Polish Remover) | 5-gal           | 0        | 0                          | 0          | 0                     | 0             |             | 0          | 2      | 0                       | 0           | 0           | 0                       | 0                     |
| CST-4 Sodium Hydroxide       | 55-gal drum     | 0        | 0                          | 0          | 0                     | 0             |             | 0          | 0      | 0                       | 4           | 0           | 0                       | 0                     |
| Pump Oil                     | 1-gal container | 0        | 0                          | 0          | 0                     | 0             |             | 0          | 0      | 0                       | 0           | 1           | 0                       | 0                     |
| Motor Oil                    | 55-gal drum     |          |                            |            |                       |               |             | 0          | 0      | 0                       |             |             |                         | 0                     |
| Motor Oil                    | 15-gal drum     |          |                            |            |                       |               |             | 0          | 0      | 0                       |             |             |                         | 0                     |
| Motor Oil                    | 5-gal container | 0        | 0                          | 0          | 0                     | 0             |             | 0          | 0      | 0                       | 1           | 0           | 0                       | 0                     |
| Waste Oil                    | 33-gal drum     | 0        | 0                          | 0          | 0                     | 0             |             | 0          | 0      | 0                       | 6           | 0           | 1                       | 0                     |

**TABLE 1. INVENTORY OF DRUMS, AST, UST, CYLINDERS, AND LIQUIDS**

| Compound/ Item                    | Unit            | Oak Hall | Spruce Hall Medical Center | Maple Hall | Administration Center | Sycamore Hall | Willow Hall | Cedar Hall | Mimosa | Howe Development Center | Power Plant | Maintenance | Engineering and Storage | Water Treatment Plant |
|-----------------------------------|-----------------|----------|----------------------------|------------|-----------------------|---------------|-------------|------------|--------|-------------------------|-------------|-------------|-------------------------|-----------------------|
| Above Ground Storage Tank         | 250-gal         | 0        | 1                          | 0          | 0                     | 0             |             | 0          | 0      | 0                       | 0           | 0           | 0                       | 0                     |
| Propane Tank                      | Each            | 0        | 0                          | 0          | 3                     | 0             |             | 0          | 0      | 0                       | 0           | 0           | 0                       | 0                     |
| Paint Removal/Disposal            | 1-gal container | 0        | 0                          | 0          | 0                     | 0             |             | 7          | 7      | 0                       | 6           | 32          | 0                       | 60                    |
| Paint Removal/Disposal            | 5-gal container | 0        | 0                          | 0          | 0                     | 0             |             | 0          | 0      | 0                       | 0           | 0           | 0                       | 0                     |
| Full Argon Gas Cylinder           | Each            | 0        | 0                          | 0          | 0                     | 0             |             | 0          | 0      | 0                       | 1           | 0           | 0                       | 0                     |
| Full Oxygen Cylinder (Portable)   | Each            | 0        | 0                          | 1          | 0                     | 0             |             | 1          | 0      | 0                       | 0           | 0           | 0                       | 0                     |
| Spray Paint                       | 12-oz           | 0        | 0                          | 0          | 0                     | 0             |             | 15         | 0      | 0                       | 0           | 0           | 0                       | 0                     |
| Water Cooling Tower               | Each            | 0        | 1                          | 0          | 0                     | 0             |             | 0          | 0      | 0                       | 0           | 0           | 0                       | 0                     |
| Gasohol and Diesel Pump Residuals | Each            | 0        | 0                          | 0          | 0                     | 0             |             | 0          | 0      | 0                       | 0           | 4           | 0                       | 0                     |
| Motor Containing Gas/Oil          | Each            | 3        | 4                          | 17         | 0                     | 1             | 2           | 0          | 0      | 1                       | 5           | 0           | 0                       | 0                     |

Note: Hickory and Pine Hall are not listed in this table because none of the listed drums or containers were observed in these areas.

gal – gallon  
lb - pounds  
oz. – ounces  
qt - quart

## 5.2 Lights/Ballasts

Thousands of fluorescent lights are located throughout the property. During the Hazardous Material Inspection, Tetra Tech identified the materials presented below. Quantities are listed as approximate based on dark or inaccessible site conditions during the inspection and the large size of the site. However, during the inspection every effort was made to obtain accurate quantities and the numbers below are comparatively close.

To the north of Cedar Hall near the entrance is a pile of broken fluorescent light bulbs. The pile covers an area of approximately 4 square feet and is about 1 foot high. It is likely that these bulbs contained mercury vapor which was released when broken.

Table 2 below presents an inventory of the lights and ballasts observed on the property.

TABLE 2. INVENTORY OF LIGHTS AND BALLASTS

| Compound/Item   | Unit | Oak Hall | Spruce Hall Medical Center | Maple Hall | Administration Center | Sycamore Hall | Willow Hall | Hickory Hall | Cedar Hall | Mimosa | Howe Development Center | Pine Hall | Power Plant | Maintenance | Engineering and Storage | Water Treatment Plant |
|---|------|----------|----------------------------|------------|-----------------------|---------------|-------------|--------------|------------|--------|-------------------------|-----------|-------------|-------------|-------------------------|-----------------------|
| 8' Fluorescent Light Ballast                          | Each | 0        | 0                          | 0          | 0                     | 0             |             |              | 0          | 4      | 212                     | 0         | 0           | 0           | 8                       | 0                     |
| High Intensity Discharge Light                        | Each | 0        | 110                        | 24         | 0                     | 0             |             |              | 0          | 0      | 0                       | 0         | 0           | 18          | 8                       | 0                     |
| Compact Fluorescent Light                             | Each | 0        | 0                          | 25         | 9                     | 0             |             |              | 27         | 14     | 0                       | 10        | 56          | 0           | 0                       | 0                     |
| Tubular Fluorescent Light                             | Each | 0        | 0                          | 119        | 0                     | 0             | 18          | 27           | 16         | 39     | 0                       | 120       | 0           | 0           | 0                       | 0                     |
| 8' Fluorescent Light                                  | Each | 48       | 0                          | 0          | 0                     | 0             |             |              | 31         | 49     | 0                       | 0         | 0           | 0           | 16                      | 0                     |
| 4' Fluorescent Light                                  | Each | 738      | 36                         | 666        | 535                   | 143           | 240         | 30           | 340        | 226    | 4                       | 545       | 110         | 379         | 697                     | 34                    |
| 2' Fluorescent Light                                  | Each | 0        | 0                          | 29         | 0                     | 12            |             |              | 0          | 0      | 0                       | 0         | 0           | 0           | 0                       | 6                     |
| Box of Fluorescent Lights<br>(30 4' and 12 2' lights) | Each | 0        | 0                          | 0          | 0                     | 1             | 2           |              | 5          | 4      | 0                       | 0         | 0           | 0           | 0                       | 0                     |
| Incandescent Light Bulb                               | Each | 0        | 0                          | 1          | 1                     | 7             |             | 10           | 12         | 0      | 0                       | 0         | 0           | 0           | 0                       | 0                     |



### 5.3 Heating and Cooling Systems

The heating system of the Tinley Park Mental Health Facilities is powered by three boilers and pad mounted/ rooftop air conditioning units located adjacent or on the rooftop of each building. One boiler was installed in 2000 while the other boilers were installed prior to 1960. Steam tunnels delivered steam to all subject property buildings.

Table 3 below presents an inventory of the heating and cooling systems observed on the property.

**TABLE 3. INVENTORY OF HEATING AND COOLING SYSTEMS (HVAC/REFRIGERATION)**

| Compound/Item                 | Unit | Oak Hall | Spruce Hall Medical Center | Maple Hall | Administration Center | Sycamore Hall | Willow Hall | Hickory Hall | Cedar Hall | Mimosa | Howe Development Center | Pine Hall | Power Plant | Maintenance | Engineering and Storage |
|-------------------------------|------|----------|----------------------------|------------|-----------------------|---------------|-------------|--------------|------------|--------|-------------------------|-----------|-------------|-------------|-------------------------|
| Roof AC Unit Refrigerant      | Each | 0        | 0                          | 0          | 0                     | 0             |             |              | 0          | 0      | 2                       | 0         | 0           | 0           | 0                       |
| HVAC Unit                     | Each | 0        | 0                          | 0          | 0                     | 0             |             |              | 3          | 0      | 0                       | 0         | 0           | 0           | 0                       |
| Window AC Unit Refrigerant    | Each | 0        | 0                          | 0          | 0                     | 2             | 3           | 7            | 0          | 1      | 0                       | 0         | 1           | 0           | 1                       |
| Machinery AC Unit Refrigerant | Each | 0        | 0                          | 0          | 0                     | 5             |             |              | 0          | 0      | 2                       | 0         | 0           | 0           | 0                       |
| Refrigerator Refrigerant      | Each | 4        | 2                          | 4          | 1                     | 3             |             |              | 3          | 5      | 2                       | 2         | 3           | 4           | 5                       |
| Drinking Fountain Refrigerant | Each | 14       | 0                          | 8          | 2                     | 0             | 1           |              | 1          | 12     | 9                       | 3         | 0           | 0           | 1                       |
| Large Electrical Panel        | Each | 8        | 0                          | 5          | 3                     | 0             |             |              | 0          | 2      | 0                       | 4         | 5           | 5           | 0                       |
| Small Electrical Panel        | Each | 6        | 3                          | 5          | 1                     | 1             |             |              | 4          | 8      | 0                       | 1         | 5           | 5           | 0                       |

Note: The Water Treatment Plant is not listed in this table because none of the listed heating and cooling system components were observed in this area.

#### 5.4 Common Hazardous Materials

Paint, oil, cleaning products, used tires, unmarked drums, compressed gas cylinders, water treatment chemicals, and many other common hazardous materials are located throughout the property. In addition, mercury containing materials are located in Oak Hall, Spruce Hall, the Power Plant, the Maintenance Building, Maple Hall, Sycamore Hall, Willow Hall, Pine Hall and the Water Treatment Plant. These materials include Mercoid controls, thermostats, thermometers, and two bottles of mercury. During the site inspection, Tetra Tech observed the presence of batteries throughout the facility. The batteries are associated with the exit signs and emergency lights. Approximately 580 batteries were noted.

Commonwealth Edison owned and operated 25 ground-mounted transformers on the property (ComEd 2014). Oil-filled transformers were noted in the Howe Development Center, near Spruce Hall, south of the Administration Building, and near the Power Plant. According to ComEd, all transformers are free of polychlorinated biphenyls (PCB), and are currently owned by the utility; however, these transformers likely contained PCB oils in the past. The existing transformer observed near Spruce Hall is leaking, and staining was observed. Two drums with unknown contents were located next to the transformer.

Table 4 below presents an inventory of the common hazardous materials observed on the property.

TABLE 4. INVENTORY OF COMMON HAZARDOUS MATERIALS

| Compound/Item                    | Units | Oak Hall | Spruce Hall Medical Center | Maple Hall | Administration Center | Sycamore Hall | Willow Hall | Hickory Hall | Cedar Hall | Mimosa | Howe Development Center | Pine Hall | Power Plant | Maintenance | Engineering and Storage | Water Treatment Plant |
|----------------------------------|-------|----------|----------------------------|------------|-----------------------|---------------|-------------|--------------|------------|--------|-------------------------|-----------|-------------|-------------|-------------------------|-----------------------|
| Emergency Light Batteries        | Each  | 72       | 10                         | 13         | 3                     | 3             | 27          |              | 4          | 6      | 24                      | 12        | 2           | 1           | 5                       | 0                     |
| Exit Signs                       | Each  | 36       | 8                          | 12         | 2                     | 3             | 14          |              | 4          | 6      | 19                      | 11        | 1           | 1           | 6                       | 0                     |
| Fire Extinguisher                | Each  | 12       | 2                          | 23         | 5                     | 3             | 2           |              | 2          | 2      | 8                       | 1         | 10          | 7           | 8                       | 0                     |
| Television and Computer Monitors | Each  | 1        | 0                          | 1          | 0                     | 3             |             |              | 0          | 4      | 0                       | 0         | 2           | 2           | 0                       | 0                     |
| Mercury Thermometer/Thermostat   | Each  | 6        | 0                          | 4          | 0                     | 6             | 2           |              | 0          | 0      | 0                       | 2         | 1           | 5           | 5                       | 0                     |
| Mercoïd Control                  | Each  | 1        | 1                          | 0          | 0                     | 0             |             |              | 0          | 0      | 0                       | 0         | 6           | 6           | 0                       | 1                     |
| Microwave Oven                   | Each  | 0        | 0                          | 0          | 0                     | 0             |             |              | 0          | 0      | 0                       | 0         | 0           | 3           | 0                       | 0                     |
| Air Compressor                   | Each  | 2        | 0                          | 2          | 1                     | 0             |             |              | 1          | 1      | 0                       | 1         | 1           | 1           | 0                       | 0                     |
| Safety Shower                    | Each  | 3        | 0                          | 1          | 1                     | 0             |             |              | 0          | 1      | 0                       | 0         | 0           | 0           | 0                       | 0                     |
| Used Tire                        | Each  | 0        | 0                          | 0          | 0                     | 0             |             |              | 0          | 0      | 0                       | 0         | 3           | 61          | 0                       | 0                     |
| Eye Wash                         | Each  | 1        | 0                          | 0          | 0                     | 0             |             |              | 0          | 0      | 0                       | 0         | 2           | 0           | 0                       | 0                     |
| Hydraulic Lift and Pit           | Each  | 0        | 0                          | 0          | 0                     | 0             |             |              | 0          | 0      | 0                       | 0         | 0           | 0           | 3                       | 0                     |
| Smoke Detector                   | Each  | 5        | 6                          | 0          | 0                     | 0             |             |              | 0          | 0      | 0                       | 0         | 0           | 0           | 0                       | 0                     |
| Printer                          | Each  | 0        | 0                          | 0          | 0                     | 0             |             |              | 0          | 0      | 0                       | 0         | 0           | 1           | 0                       | 0                     |
| Fax Machine                      | Each  | 0        | 0                          | 0          | 0                     | 0             |             |              | 0          | 0      | 0                       | 0         | 0           | 0           | 0                       | 0                     |
| X-Ray Room (lead walls)          | sq ft | 228      | 0                          | 0          | 0                     | 0             |             |              | 0          | 0      | 0                       | 0         | 0           | 0           | 0                       | 0                     |
| Transformer                      | Each  | 0        | 1                          | 0          | 0                     | 0             |             |              | 0          | 0      | 0                       | 0         | 1           | 0           | 0                       | 0                     |

TABLE 4. INVENTORY OF COMMON HAZARDOUS MATERIALS

| Compound/Item                          | Units | Oak Hall | Spruce Hall Medical Center | Maple Hall | Administration Center | Sycamore Hall | Willow Hall | Hickory Hall | Cedar Hall | Mimosa | Howe Development Center | Pine Hall | Power Plant | Maintenance | Engineering and Storage | Water Treatment Plant |
|--|-------|----------|----------------------------|------------|-----------------------|---------------|-------------|--------------|------------|--------|-------------------------|-----------|-------------|-------------|-------------------------|-----------------------|
| Re-thermalization Unit                 | Each  | 0        | 4                          | 0          | 0                     | 0             |             |              | 0          | 0      | 0                       | 0         | 0           | 0           | 0                       | 0                     |
| Emergency Generator 250 gallon. Diesel | Each  | 1        | 0                          | 1          | 0                     | 0             |             |              | 0          | 0      | 0                       | 0         | 0           | 0           | 0                       | 0                     |
| Rad354 P Oil Switch                    | Each  | 0        | 0                          | 0          | 0                     | 0             |             |              | 0          | 0      | 0                       | 0         | 0           | 0           | 0                       | 1                     |
| Elevators Excavate/Hydraulic Lift      | Each  | 1        | 2                          | 2          | 2                     | 0             |             |              | 0          | 1      | 0                       | 2         | 0           | 0           | 0                       | 0                     |

**FIGURE**  
**SITE LAYOUT MAP**

# Bureau of Land – Field Operations Section

## Evaluation Report

| General Facility Information |                               |                   |              |
|------------------------------|-------------------------------|-------------------|--------------|
| <b>BOL ID:</b>               | 0314915027                    | <b>Region:</b>    | Des Plaines  |
| <b>USEPA ID:</b>             | IL0000245415                  | <b>County:</b>    | Cook         |
| <b>Site Name:</b>            | Tinley Park Mental Health Ctr | <b>Phone:</b>     | 708-614-3673 |
| <b>Address:</b>              | 7600 W 183rd St               | <b>Latitude:</b>  | 41.55851     |
| <b>City/State/Zip:</b>       | Tinley Park, IL 60477         | <b>Longitude:</b> | -87.80253    |
| <b>Permit No(s):</b>         | None                          |                   |              |
| <b>Regulated As:</b>         | To Be Determined              |                   |              |
| <b>Operational Status:</b>   | Inactive                      |                   |              |

| Owner   | Operator   |
|---|--|
| Tinley Park Mental Health Ctr<br>7600 W 183rd St<br>Tinley Park, IL 60477 | Tinley Park Mental Health Ctr<br>183rd & Harlem Ave<br>Tinley Park, IL 60477 |

| Evaluation Details              |                                      |
|---------------------------------|--------------------------------------|
| <b>Evaluation Type</b>          | Other                                |
| <b>Evaluation Date</b>          | 12/17-18/2019                        |
| <b>Inspector(s)</b>             | Czech, Donna, Gino Bruni, Tom Rivera |
| <b>Person(s) Interviewed</b>    | Sergio Cappello                      |
| <b>Previous Inspection Date</b> | 11/7/2016                            |

| Observations                            |                              |
|---|------------------------------|
| <b>Time</b>                             | 0830 - 1450                  |
| <b>Weather Conditions (Description)</b> | Overcast, snow on the ground |
| <b>Temperature (°F)</b>                 | 23 F                         |
| <b>Samples Collected (Yes/No)</b>       | No                           |
| <b>Photos Taken (Yes/No)</b>            | Yes                          |

## Executive Summary

A multi-media site inspection was conducted at the former Tinley Park Mental Health Center (TPMHC) on December 17 and 18, 2019 following receipt of a complaint. The site is an abandoned mental health facility that is currently owned by the Illinois Department of Central Management Services (CMS). The inspection was conducted pursuant to a special request from Springfield following a citizen's complaint. Several environmental areas of concern were observed and noted by the Agency's inspectors.

## Evaluation Narrative

The individuals who participated in the inspection were:

| Name           | Agency                   | Dates Participated |
|----------------|--------------------------|--------------------|
| Donna Czech    | IEPA-BOL/FOS             | December 17 and 18 |
| Gino Bruni     | IEPA-BOL/FOS             | December 17 and 18 |
| Tom Rivera     | IEPA-BOL/FOS             | December 17 and 18 |
| Peter Brusky   | IEPA-BOA                 | December 17 and 18 |
| Kathryn Nelson | IDPH-Div. of Env. Health | December 17        |
| Dori Bugajski  | IDPH-Div. of Env. Health | December 17        |

On December 17, 2019, the inspection participants assembled at the entrance to the subject site at 9:00 AM. There we met Sergio Cappello, the chief engineer at the TPMHC. Mr. Cappello is employed by CMS. After a brief safety meeting and introductions, the site investigation began. The temperature was approximately 23°F and there were about two inches of snow on the ground. The focus of the site investigation for the Agency's Bureau of Land was the list of recognized environmental concerns (RECs) identified in the Tetra Tech Phase II Site Assessment Report dated August 2014. (See site map labelled as Figure 2). All of the photographs included in this report were taken by Tom Rivera. Much of the property is covered by thick vegetation, such as brambles and small trees, which hindered visibility and access in some areas. Subsurface tunnels were not evaluated because they were not accessible. No stormwater was visible during the inspection.

### 1). Power Plant

The inspectors started the site investigation at the Power Plant. There was no drum storage area located outside near the Power Plant. Mr. Cappello unlocked the door and the inspectors looked inside the building from the doorway. Several plastic and metal drums were visible from the doorway (See photos 1,2, and 4). The inspectors did not enter the Power Plant due to the presence of asbestos containing material (ACM) except for Peter Brusky who was equipped with a respirator with 3M model 7093 P-100 cartridges. Mr. Brusky entered the Power Plant and proceeded toward the rear of the building. When he exited the building, he stated that there were approximately 33 drums inside, both metal and plastic. Most of the drums were unlabeled, but some of them were labeled "Used Oil." According to Mr. Cappello, drums that were earlier identified outside the Power Plant in the Tetra Tech report had apparently been moved inside the building. An unsecured well was observed outside near the shed by the Power Plant (See photo 3).

### 2). Water Treatment Plant

The inspection team proceeded to the Water Treatment Plant. This building was not accessible due to the presence of asbestos containing material (ACM). The inspectors looked into the building from the



doorway and observed some metal lockers (See photo 5). A boarded-up entrance to the building was marked with a sign posted on it that said "Warning- Hazardous Material Storage Area" (See photo 6). Mr. Brusky entered the Water Treatment Plant wearing his respirator. When he exited the building, he stated that he observed: three pallets of aluminum sulfate; broken bags of potash; about four dozen cans of paint thinner; and old fluorescent light bulbs still installed in the ceiling.

### 3). Landfill (Soccer Field)

The landfill identified by Tetra Tech that was formerly used as a soccer field was difficult to observe visually with the snow cover on the ground (See photos 7 and 8). According to Mr. Cappello, the Landfill was once a low area that flooded during heavy rain events. A decision was made to fill the low area to grade in order to prevent the flooding from recurring. Mr. Cappello does not have first-hand knowledge of this alleged activity and he could not provide any information regarding the fill material placed in the landfill. The soccer field landfill is located near the water tower.

### 4). Lime Pit

Concrete pits were once used to store lime treatment sludge from the Water Treatment Plant. This sludge was generated from the removal of excess iron from water extracted from the on-site wells. There may be lime residual material in the concrete pits that could be caustic. The Lime Pit was difficult to observe with the snow cover on the ground. (See photo 9).

### 5). UST Near Power Plant

The inspection team returned to the Power Plant to observe one of the "active" underground storage tanks (USTs). This tank is a 15,000- gallon UST that was used to store #2 fuel oil (See photo 10). Mr. Cappello stated that the tank is currently empty.

### 6). Transportation Building /Garage (Maintenance Building)

The transportation building/garage is designated as the Maintenance Building on the Tetra Tech site map designated as "Figure 2" from the July 2014 Phase I site assessment. The inspection team was able to enter this building and walk throughout both floors. On the first floor, six metal drums, one plastic drum and one tote container were observed in one area. Some of the metal drums appeared to contain motor oil since oil was visible on top of the lid on some of the drums. The metal drums were unidentified. The plastic drum was labeled "waste anti-freeze". The tote container appeared to contain oil also, though it was not labeled. (See photos 11 and 12). Approximately 10 to 20 scrap tires were observed on the floor in the same area (See photo 13). Paint cans were observed in another area of the first floor (See photo 14). Approximately 25 used fluorescent light bulbs were stored loose on the floor (See photos 15 and 16). Propane tanks were also observed on the first floor (See photo 16).

On the second floor of the Transportation Building/Garage, eight plastic 55-gallon drums were observed and three smaller plastic drums (approximately 30-gallon capacity). Most of those drums were unidentified, but two of them were labeled "Lithium Bromide" (See photo 17). None of the drums in this building produced a hit on the PID.

#### 7). Engineering and Storage Building

The inspection team then moved to the Engineering and Storage Building, which they were able to enter. The building contained some small containers of automotive fluids and some compressed gas cylinders marked "Carbon Dioxide" and Helium." (See photo 18). Part of this building is currently used by the site engineer for his maintenance activities.

#### 8). Two USTs Near Transportation Building/Garage (Maintenance Building)

Two "active" USTs are located outside the Transportation Building/Garage (Maintenance Building). Both tanks have a 10,000-gallon capacity. One tank was used to store gasoline and one was used to store diesel fuel. Both tanks were used to supply the on-site fueling station. (See photo 19). According to Mr. Capello, both USTs are empty. The canopy from the fueling station was observed in a collapsed state, resulting from a past wind storm. (See photo 20).

#### 9). Landfill (Near Cedar Hall)

The inspection team observed the landfill area as identified by Tetra Tech north of Cedar Hall. Similar to the "soccer field" landfill, there is no information available regarding the type or the source of the fill material in this landfill. The grade of the landfill is approximately even with that of the surrounding area. (See photo 21).

#### 10). Cedar Hall

Cedar Hall formerly was used as a youth prison. The inspection team searched for the "broken fluorescent light bulb investigation area" described in the Tetra Tech report. There was no pile of used fluorescent light bulbs visible in the area near Cedar Hall that was designated as a light bulb investigation area (See photo 22). Mr. Cappello stated that used fluorescent light bulbs were crushed in a crushing unit. The crushed bulbs were then picked up by a waste hauler. If crushed light bulbs had been dumped in the area designated on the map near Cedar Hall, there was no evidence of that on the date the inspection team visited the site. However, snow cover prevented a thorough inspection of the ground surface.

Drums were observed in an area outside Cedar Hall. Some of the drums were empty and some were full. None of them were labeled as to their contents. About 20 small plastic drums were also observed outside Cedar Hall. All of the small drums were empty (See photos 23 through 27). None of the drums produced a hit on the PID, though none of the drums were opened. The inspection team was not able to enter Cedar Hall due to the presence of friable asbestos in the building.

#### 11). Transformers

The inspection team attempted to locate the two specific transformers described by the complainant as leaking. Based on information from the complainant, Beth Unser, BOL FOS, provided a map to the inspection team showing points of interest with regard to PCB-containing transformers. The first location Ms. Unser designated on the map was occupied by a fuse box, not a transformer. (See photo 28). The team located two transformers and one fuse box north of the Administration Building. (See photo 29).

The inspection team then proceeded to Spruce Hall Medical Center where they located two transformers. There were two drums located near the transformers. One drum was empty and the

other one was full of liquid. The full drum did not produce a hit on the PID. The drums were not labeled as to their contents. (See photos 30 and 31).

#### 12). Spruce Hall-Medical Center

The inspection team was not able to enter Spruce Hall due to the presence of asbestos and black mold. Mr. Brusky entered the building with his respirator. He walked throughout the first and second floors. He did not observe any waste in the areas that were accessible to him. The inspection team ceased work on the first day (December 17) at approximately 2:50 PM.

On December 18, 2019, the inspection team once again assembled at the entrance to the subject site at 9:00 AM. The temperature was about 15° F. The representatives of the Illinois Department of Public Health did not participate in the inspection on the second day.

#### 13). Oak Hall

The inspection began at Oak Hall. There is a tunnel at grade level between Oak Hall and Maple Hall. The inspection team entered the tunnel with flashlights. There were rolled up comforters and other bedding in the tunnel that suggested the tunnel has been used as a shelter by vagrants. Proceeding toward Oak Hall, the inspection team was able to enter a utility room inside Oak Hall. Four metal drums that appeared to contain hydraulic fluid for the elevator were observed in the room. (See photo 32). Another drum and some miscellaneous debris were also observed in the utility room. The drum was unlabeled (See photo 33). Due to the presence of asbestos, the inspection team was forced to back out of the tunnel without proceeding into Oak Hall. The tunnel going toward Maple Hall was blocked due to the presence of asbestos.

#### 14). Willow Hall

The inspection team proceeded to Willow Hall. They were not able to enter the building due to the presence of asbestos.

#### 15). Hickory Hall

The inspection team then went to Hickory Hall. They were unable to enter the building due to the presence of asbestos.

#### 16). Sycamore Hall

The inspection team proceeded to Sycamore Hall. They could not enter the building due to black mold.

#### 17). Mimosa Hall

The inspection team then went to Mimosa Hall. From the foyer they were able to see small containers of cleaning fluids inside the building. They were not able to enter the building due to black mold. A TV set had been open dumped outside the building.

#### 18). Pine Hall

The inspection team proceeded to Pine Hall. This building was a former hospital. Wood pallets had been open dumped outside the building near the loading dock (See photo 34). An above ground storage

tank (AST) was observed outside this building. The tank contained diesel fuel for the generator. (See photo 35). A PCB transformer was observed outside Pine Hall. (See photo 36). Some open dumped general construction debris was also observed near the AST fenced enclosure. (See photo 37).

#### 19). Howe Development Center

The inspection team proceeded to the Howe Development Center which was a group of residential buildings for the developmentally disabled. The center consisted of 50 townhouses that were built according to a standard plan. The inspection team entered one unit and observed no waste there. These residential buildings generally could not be entered by the inspection team due to the presence of black mold.

#### 20). Neighborhood House

The inspection team then went to one of the five Neighborhood Houses. These residential buildings could not be entered due to the presence of asbestos.

The inspection participants ended the investigation at this point. The BOL inspectors left the site at approximately 10:50 AM. (See photo 38). Mr. Brusky remained on site with Mr. Cappello because he wanted to enter or re-enter some buildings with his respirator on to make some observations regarding asbestos.

### **Summary of the Observed Areas of Concern (AOC)**

#### 1). Drums

- Inside Power Plant
- Inside Transportation Building/Garage (Maintenance Building)
- Outside Cedar Hall (North and South Areas)
- Outside Spruce Hall
- Utility Room in Oak Hall
- Most drums were unlabeled and not all were stored closed

#### 2). Miscellaneous Containers of Chemicals

- Power Plant
- Water Treatment Plant
- Transportation Building/Garage (Maintenance Building)
- Engineering & Storage Building
- Mimosa Hall

#### 3). Underground Storage Tanks (UTs)

- one near Power Plant (outside)
- two outside near Transportation Building/Garage (Maintenance Building)

#### 4). Aboveground Storage Tanks (ASTs)

- outside Pine Hall

5). Transformers

- one near Pine Hall (labeled PCB-containing)
- two near Administration Building
- two near Spruce Hall

6). Landfills (unable to fully observe due to snow cover)

- soccer fields at the northeast corner of the property
- north of Cedar Hall

7). Lime Pit

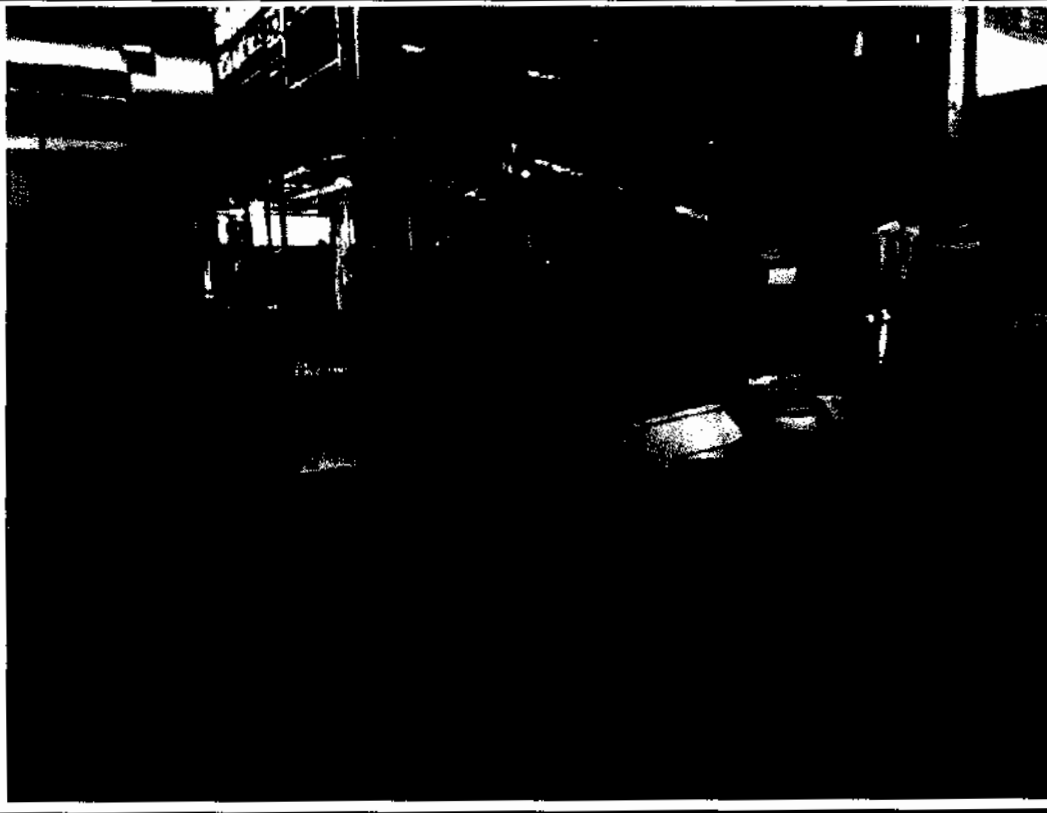
- located north of the soccer fields landfill

8). Asbestos Containing Material (ACM)

- located throughout all of the buildings on site. (See Attachment A - memo prepared by Peter Brusky, BOA

Attachment Listing

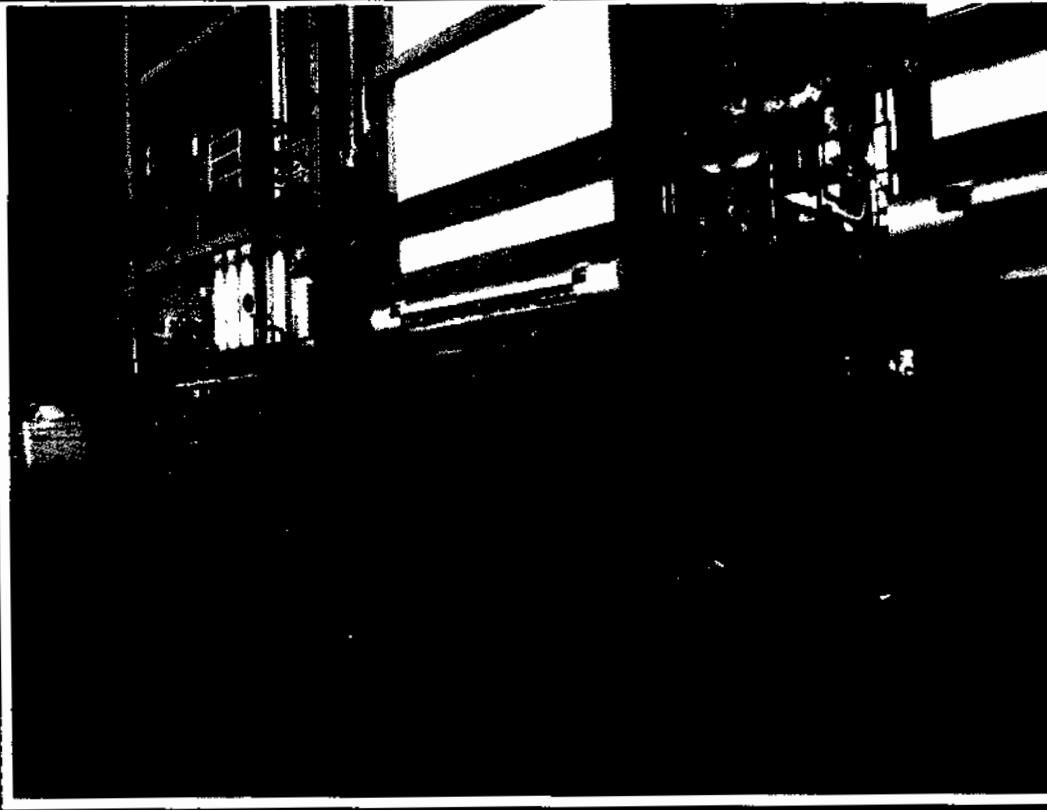
| ID                                     | Type | Description |
|--|------|-------------|
| Attachment A-Memo by Peter Brusky, BOA |      |             |



Site: Tinley Park Mental Health  
Ctr (0314915027)  
Cook County

Photo ID: 1  
Photo Date: 12/17/2019  
Photo Time: 09:27:06  
Direction: SW  
Taken By: Thomas Rivera

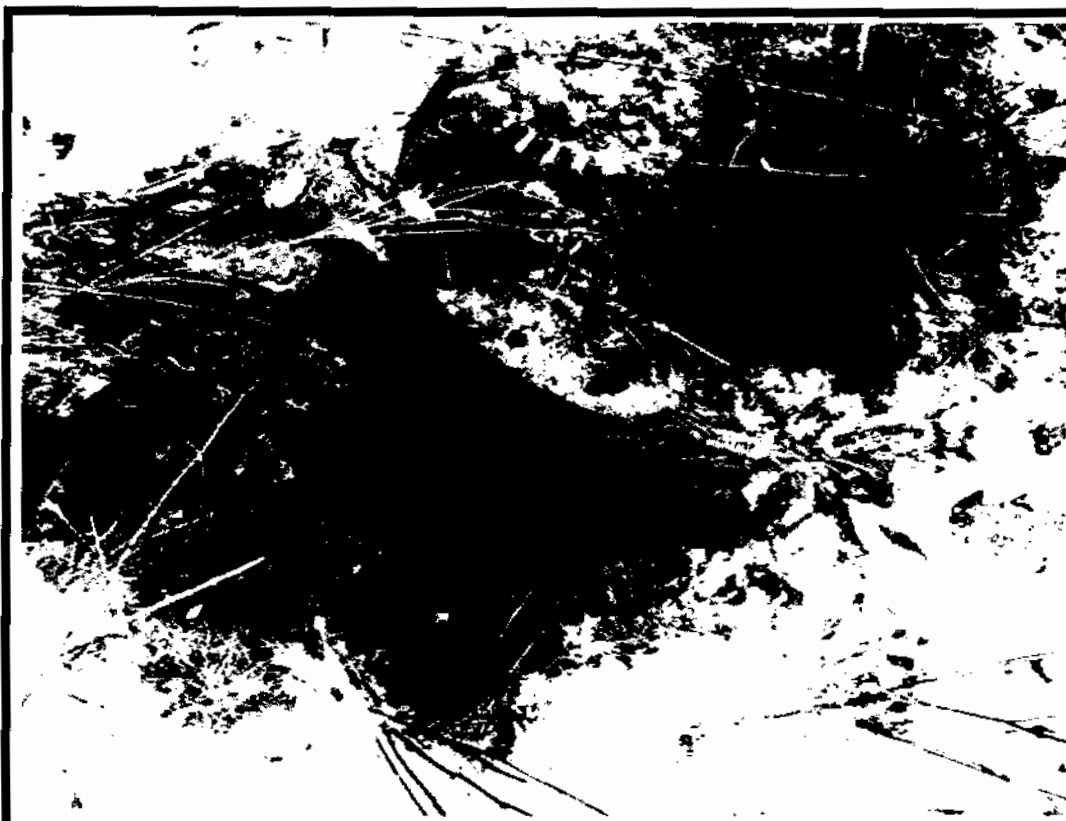
Drums located just inside the  
Power Plant building



Site: Tinley Park Mental Health  
Ctr (0314915027)  
Cook County

Photo ID: 2  
Photo Date: 12/17/2019  
Photo Time: 09:27:13  
Direction: SE  
Taken By: Thomas Rivera

View just inside the Power  
Plant building



Site: Tinley Park Mental Health  
Ctr (0314915027)  
Cook County

Photo ID: 3  
Photo Date: 12/17/2019  
Photo Time: 09:40:39  
Direction: W  
Taken By: Thomas Rivera

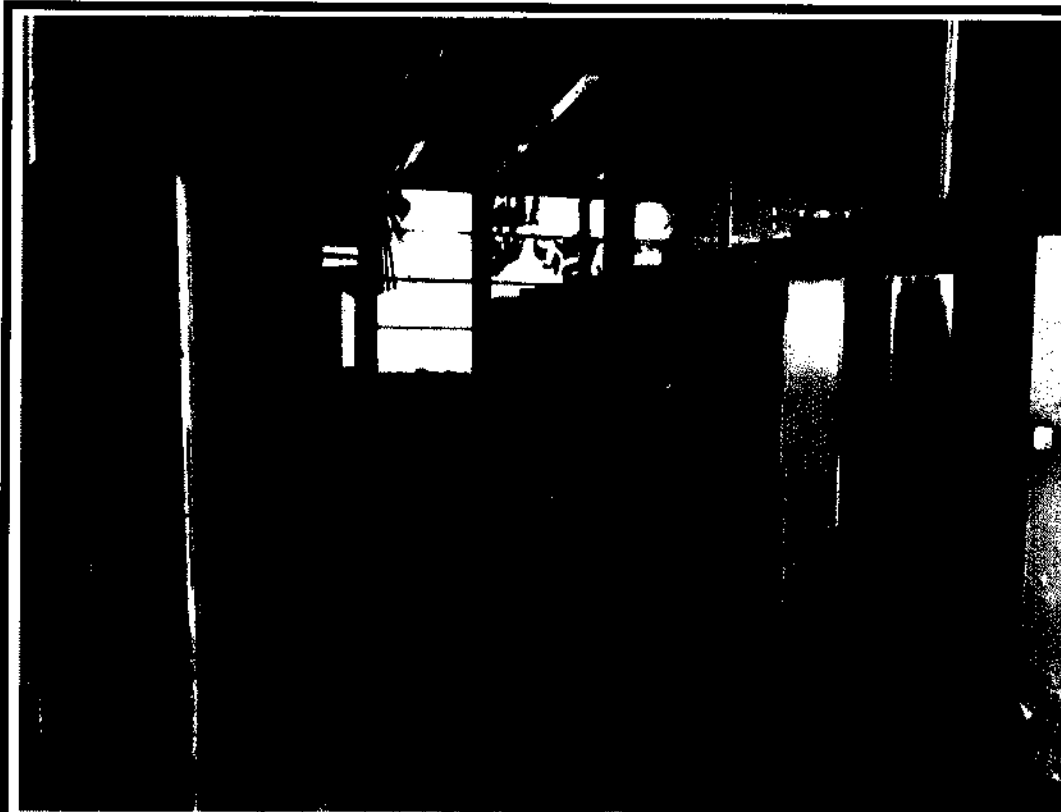
Covered wet well located north  
of the Power Plant building



Site: Tinley Park Mental Health  
Ctr (0314915027)  
Cook County

Photo ID: 4  
Photo Date: 12/17/2019  
Photo Time: 09:42:02  
Direction: E  
Taken By: Thomas Rivera

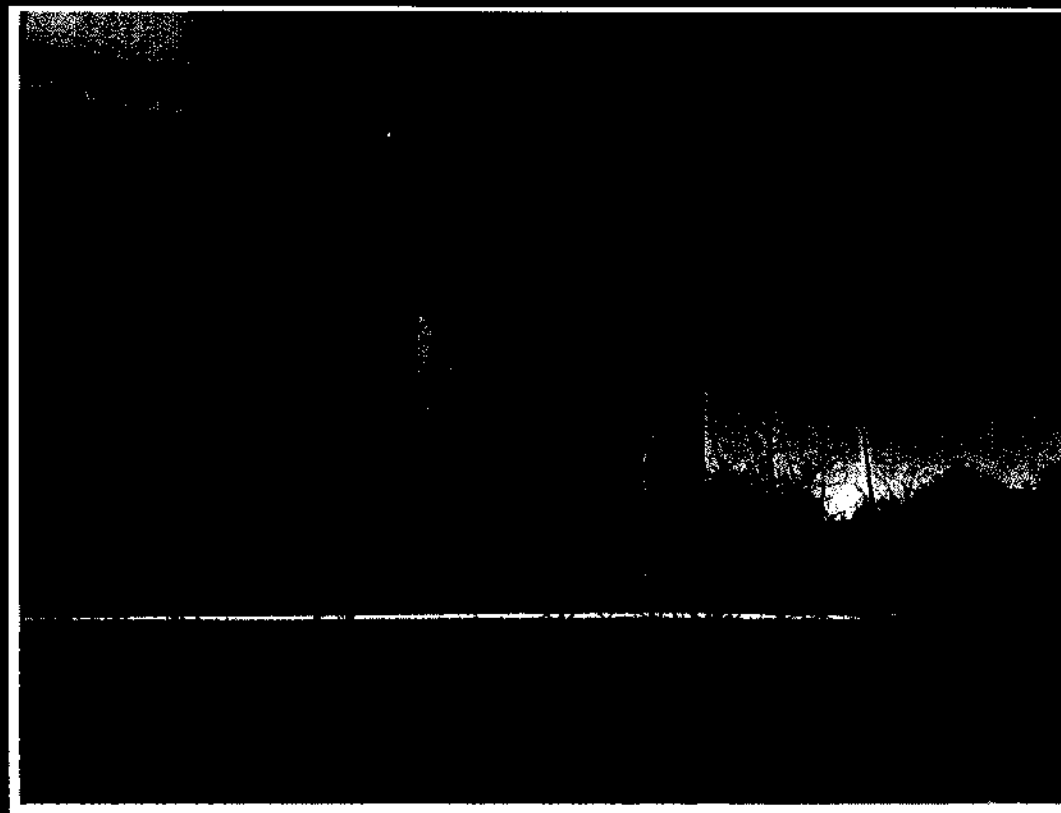
Drum and miscellaneous  
equipment located just inside  
the Power Plant building



Site: Tinley Park Mental Health  
Ctr (0314915027)  
Cook County

Photo ID: 5  
Photo Date: 12/17/2019  
Photo Time: 09:56:56  
Direction: W  
Taken By: Thomas Rivera

Storage cabinets or lockers just  
inside the Water Treatment  
Plant building



Site: Tinley Park Mental Health  
Ctr (0314915027)  
Cook County

Photo ID: 6  
Photo Date: 12/17/2019  
Photo Time: 10:03:59  
Direction: W  
Taken By: Thomas Rivera

"Hazardous Materials" sign on  
the northeast door of the  
Water Treatment Plant building





Site: Tinley Park Mental Health  
Ctr (0314915027)  
Cook County

Photo ID: 7  
Photo Date: 12/17/2019  
Photo Time: 10:11:46  
Direction: S  
Taken By: Thomas Rivera

Fill area that was formerly used  
for soccer fields



Site: Tinley Park Mental Health  
Ctr (0314915027)  
Cook County

Photo ID: 8  
Photo Date: 12/17/2019  
Photo Time: 10:11:50  
Direction: E  
Taken By: Thomas Rivera

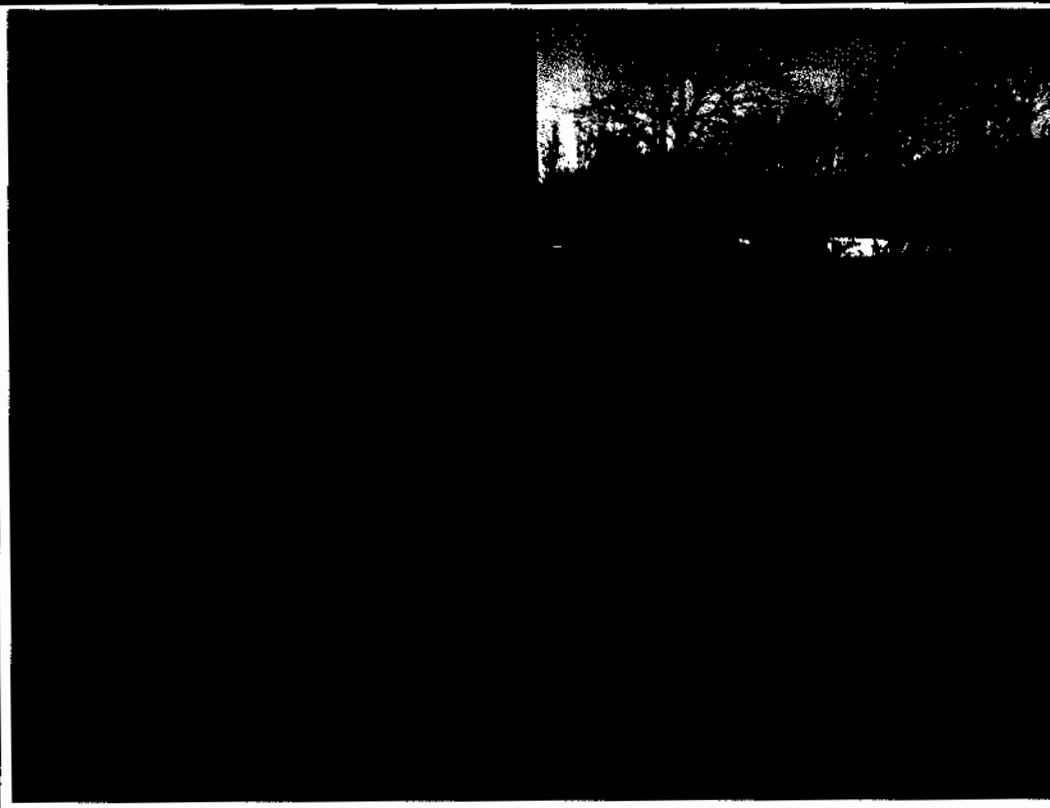
Fill area that was formerly used  
for soccer fields



Site: Tinley Park Mental Health  
Ctr (0314915027)  
Cook County

Photo ID: 9  
Photo Date: 12/17/2019  
Photo Time: 10:13:41  
Direction: N  
Taken By: Thomas Rivera

Lime waste pit area



Site: Tinley Park Mental Health  
Ctr (0314915027)  
Cook County

Photo ID: 10  
Photo Date: 12/17/2019  
Photo Time: 10:20:46  
Direction: W  
Taken By: Thomas Rivera

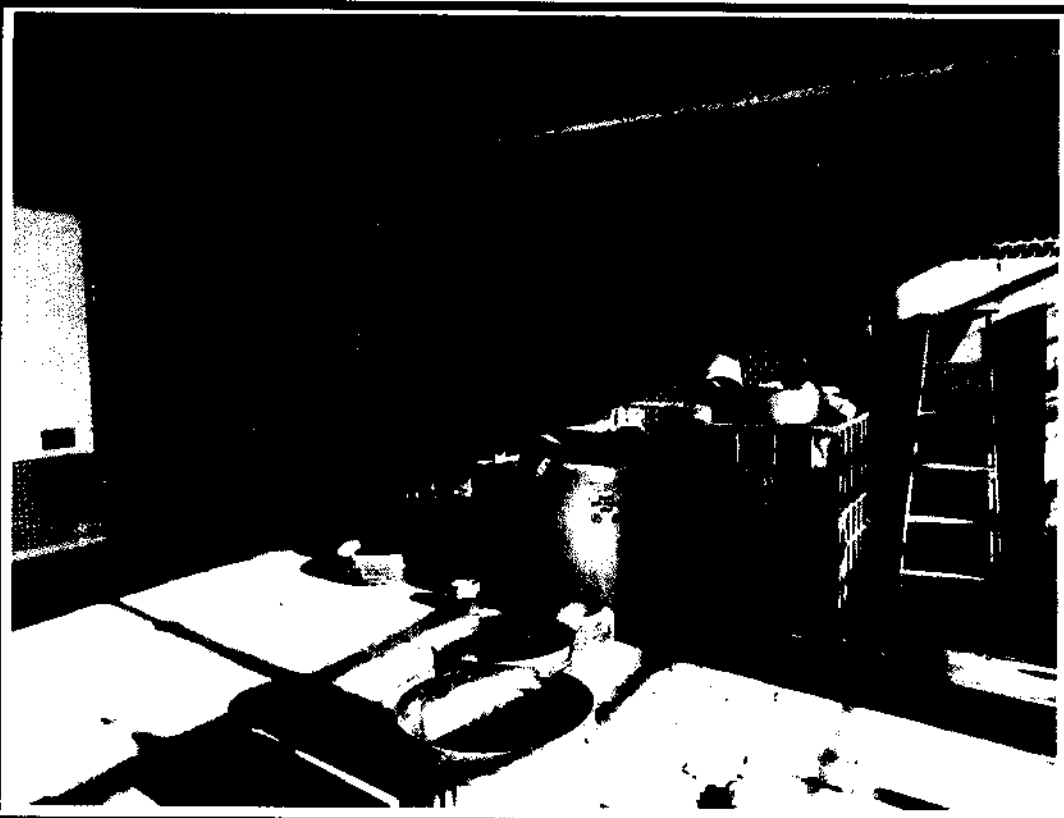
UST area adjacent to the Power  
Plant building



Site: Tinley Park Mental Health  
Ctr (0314915027)  
Cook County

Photo ID: 11  
Photo Date: 12/17/2019  
Photo Time: 10:31:20  
Direction: N  
Taken By: Thomas Rivera

Metal drums inside the  
Transportation Building/Garage  
(Maintenance Building)



Site: Tinley Park Mental Health  
Ctr (0314915027)  
Cook County

Photo ID: 12  
Photo Date: 12/17/2019  
Photo Time: 10:31:35  
Direction: E  
Taken By: Thomas Rivera

Inside Transportation  
Building/Garage (Maintenance  
Building)



Site: Tinley Park Mental Health  
Ctr (0314915027)  
Cook County

Photo ID: 13  
Photo Date: 12/17/2019  
Photo Time: 10:33:54  
Direction: W  
Taken By: Thomas Rivera

Plastic drum of anti-freeze and  
tote containing oil inside  
Transportation Building/Garage  
(Maintenance Building)



Site: Tinley Park Mental Health  
Ctr (0314915027)  
Cook County

Photo ID: 14  
Photo Date: 12/17/2019  
Photo Time: 10:37:30  
Direction: W  
Taken By: Thomas Rivera

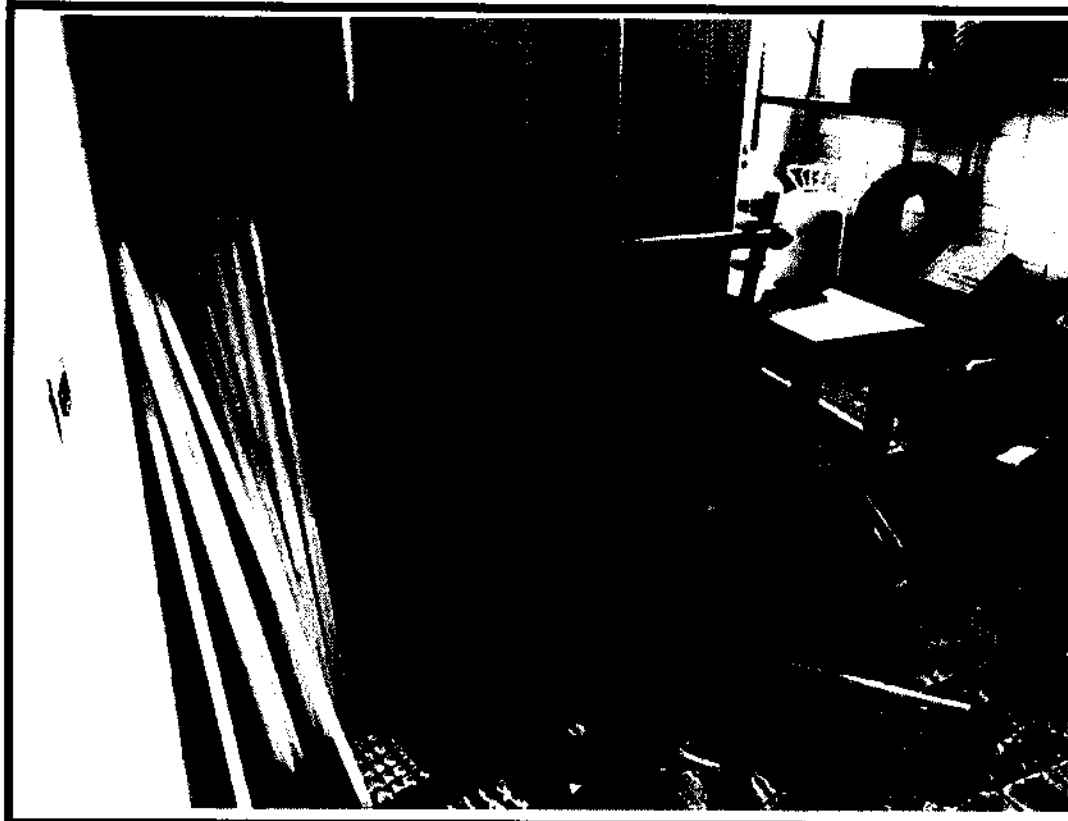
Scrap tires on the floor inside  
Transportation Building/Garage  
(Maintenance Building)



Site: Tinley Park Mental Health  
Ctr (0314915027)  
Cook County

Photo ID: 15  
Photo Date: 12/17/2019  
Photo Time: 10:38:15  
Direction: W  
Taken By: Thomas Rivera

Used fluorescent bulbs on the  
floor inside the Transportation  
Building/Garage (Maintenance  
Building)



Site: Tinley Park Mental Health  
Ctr (0314915027)  
Cook County

Photo ID: 16  
Photo Date: 12/17/2019  
Photo Time: 10:41:44  
Direction: W  
Taken By: Thomas Rivera

Used fluorescent bulbs,  
propane tanks, and scrap tires  
inside the Transportation  
Building/Garage (Maintenance  
Building)



Site: Tinley Park Mental Health  
Ctr (0314915027)  
Cook County

Photo ID: 17  
Photo Date: 12/17/2019  
Photo Time: 10:47:23  
Direction: S  
Taken By: Thomas Rivera

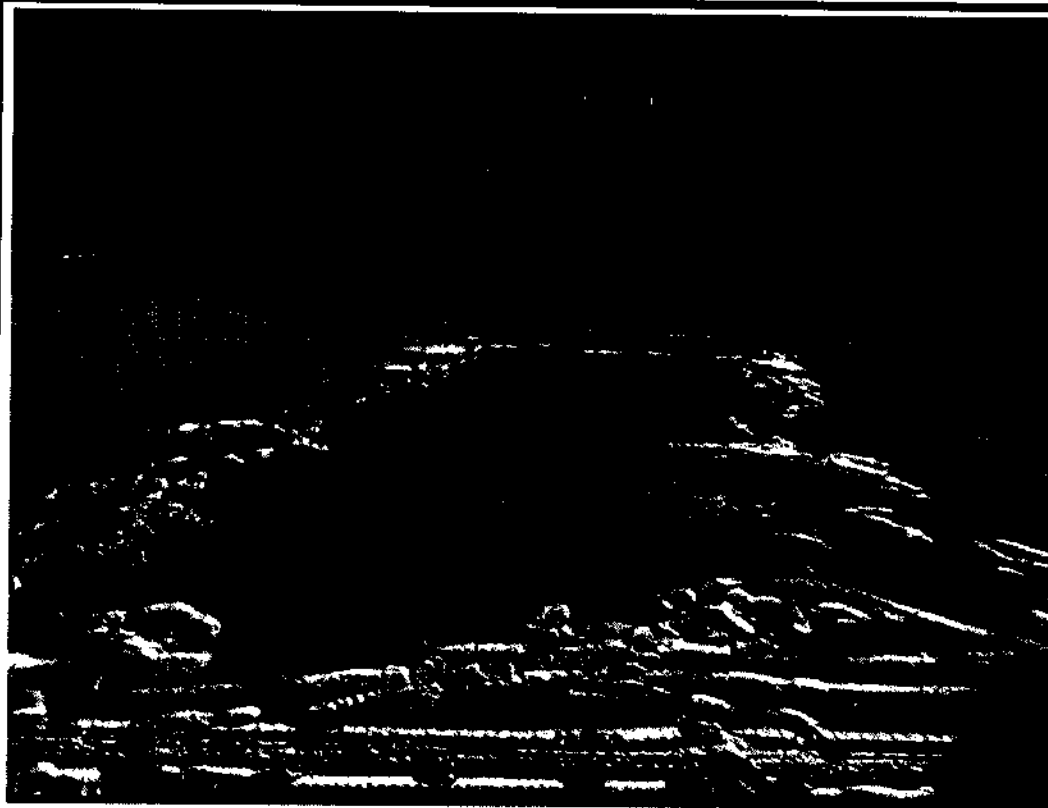
Plastic drums on the second  
floor of the Transportation  
Building/Garage (Maintenance  
Building). Two drums were  
labelled "Lithium Bromide".



Site: Tinley Park Mental Health  
Ctr (0314915027)  
Cook County

Photo ID: 18  
Photo Date: 12/17/2019  
Photo Time: 11:00:41  
Direction: S  
Taken By: Thomas Rivera

Compressed gas cylinders  
inside the Engineering &  
Storage Building



Site: Tinley Park Mental Health  
Ctr (0314915027)  
Cook County

Photo ID: 19  
Photo Date: 12/17/2019  
Photo Time: 11:15:27  
Direction: N  
Taken By: Thomas Rivera

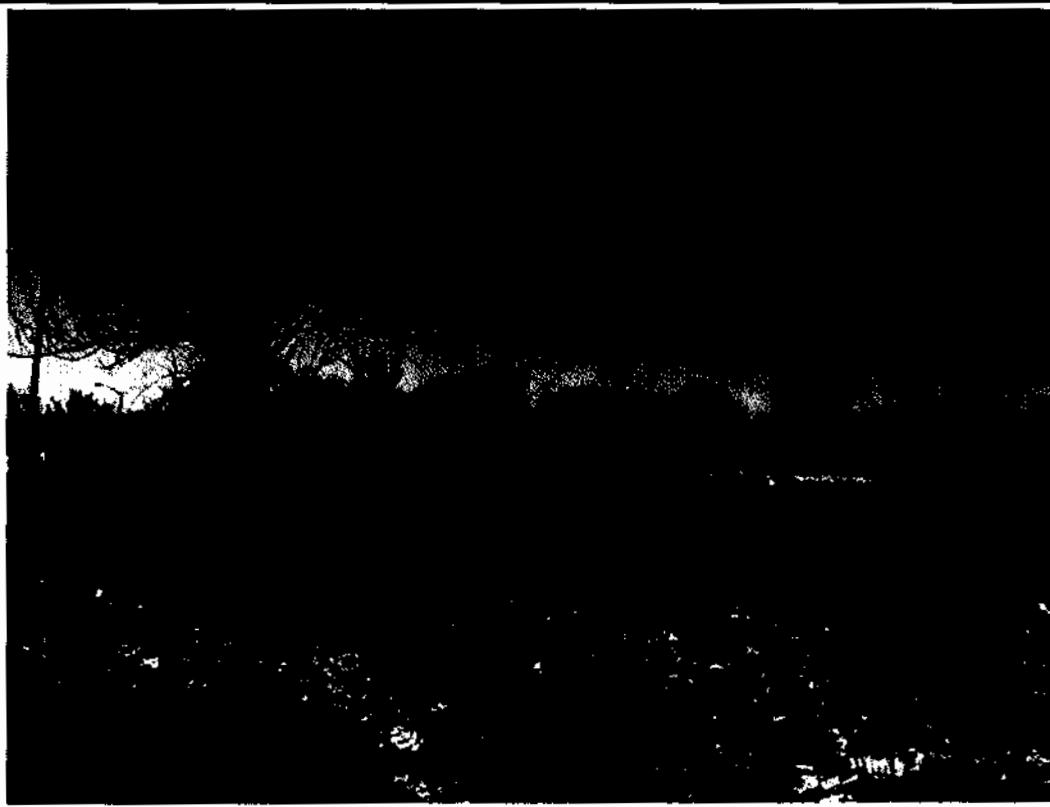
Two USTs near the  
Transportation Building/Garage  
(Maintenance Building)  
Two USTs near the  
Transportation Building/Garage  
(Maintenance Building)



Site: Tinley Park Mental Health  
Ctr (0314915027)  
Cook County

Photo ID: 20  
Photo Date: 12/17/2019  
Photo Time: 11:15:32  
Direction: W  
Taken By: Thomas Rivera

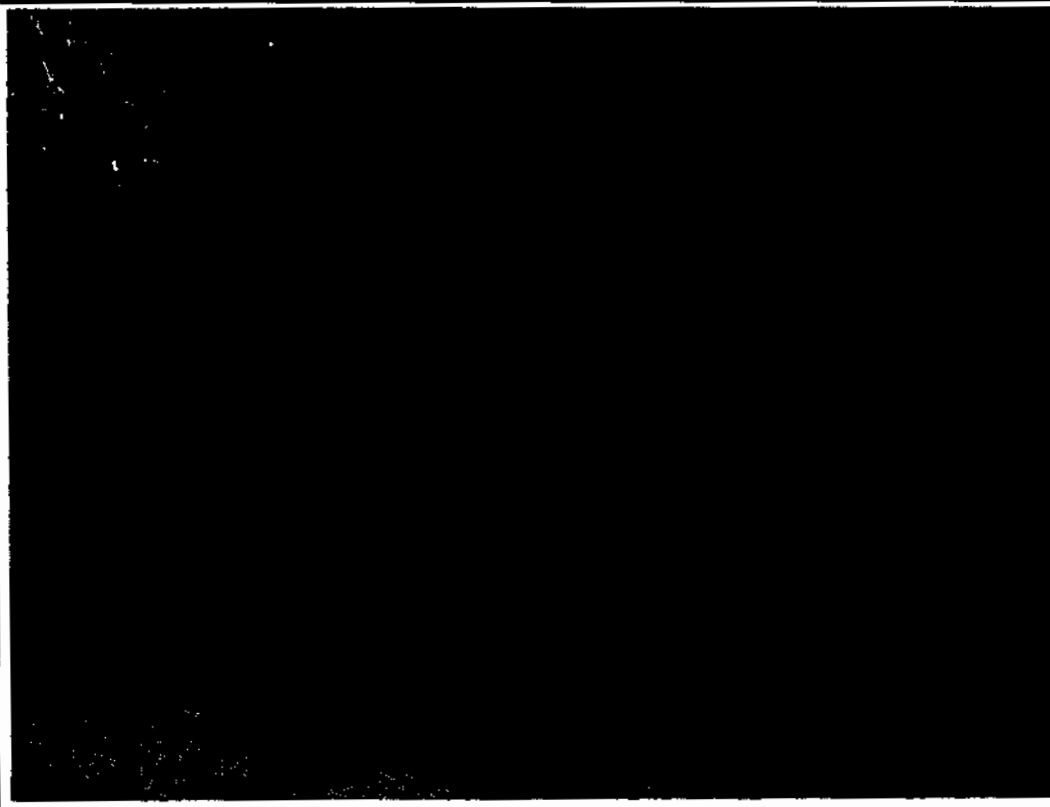
Canopy blown upside down  
near the former on-site fueling  
station



Site: Tinley Park Mental Health  
Ctr (0314915027)  
Cook County

Photo ID: 21  
Photo Date: 12/17/2019  
Photo Time: 11:25:49  
Direction: W  
Taken By: Thomas Rivera

Landfill area near Cedar Hall



Site: Tinley Park Mental Health  
Ctr (0314915027)  
Cook County

Photo ID: 22  
Photo Date: 12/17/2019  
Photo Time: 11:36:04  
Direction: S  
Taken By: Thomas Rivera

Broken fluorescent light bulb  
area near Cedar Hall

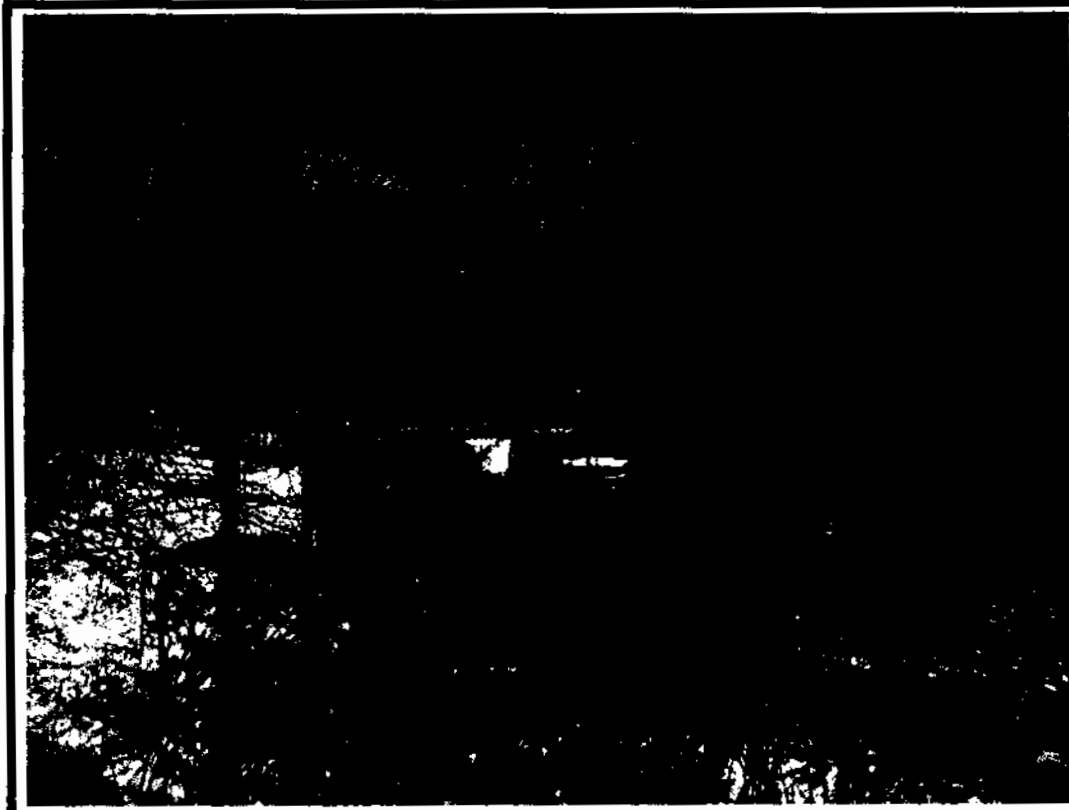




Site: Tinley Park Mental Health  
Ctr (0314915027)  
Cook County

Photo ID: 23  
Photo Date: 12/17/2019  
Photo Time: 11:50:23  
Direction: E  
Taken By: Thomas Rivera

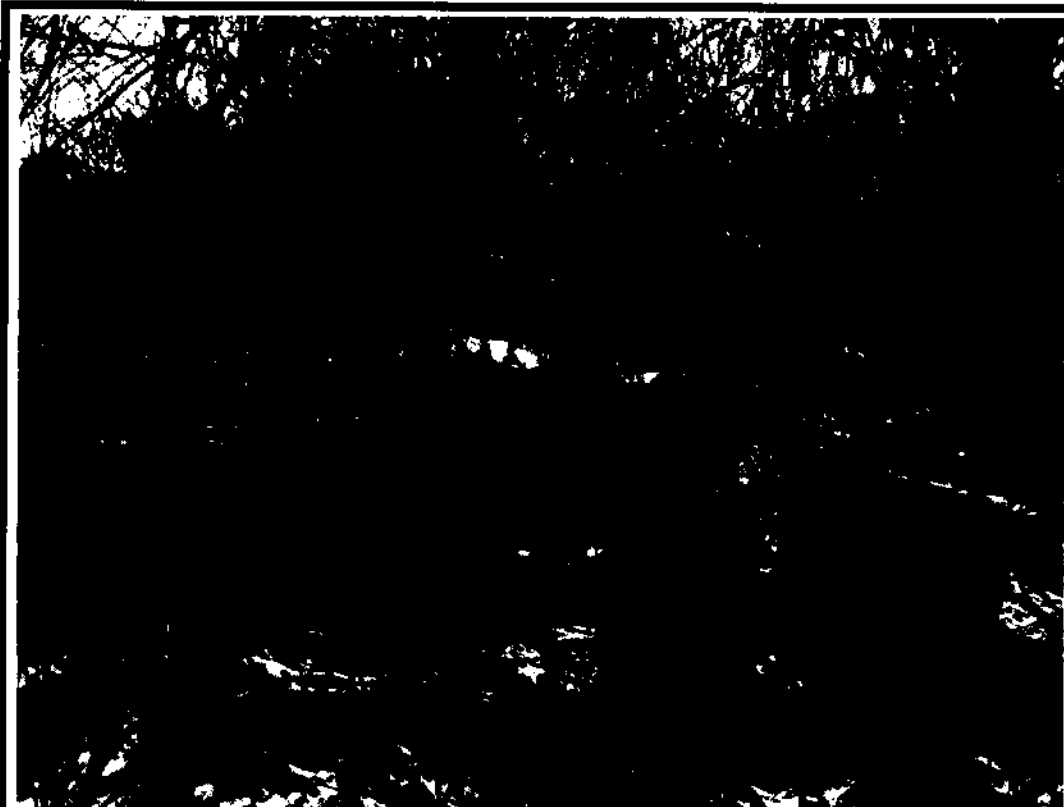
South drum area adjacent to  
Cedar Hall



Site: Tinley Park Mental Health  
Ctr (0314915027)  
Cook County

Photo ID: 24  
Photo Date: 12/17/2019  
Photo Time: 11:56:33  
Direction: E  
Taken By: Thomas Rivera

North drum area adjacent to  
Cedar Hall



Site: Tinley Park Mental Health  
Ctr (0314915027)  
Cook County

Photo ID: 25  
Photo Date: 12/17/2019  
Photo Time: 11:57:10  
Direction: N  
Taken By: Thomas Rivera

North drum area adjacent to  
Cedar Hall



Site: Tinley Park Mental Health  
Ctr (0314915027)  
Cook County

Photo ID: 26  
Photo Date: 12/17/2019  
Photo Time: 12:00:27  
Direction: S  
Taken By: Thomas Rivera

North drum area adjacent to  
Cedar Hall



Site: Tinley Park Mental Health  
Ctr (0314915027)  
Cook County

Photo ID: 27  
Photo Date: 12/17/2019  
Photo Time: 12:07:32  
Direction: E  
Taken By: Thomas Rivera

North drum area adjacent to  
Cedar Hall



Site: Tinley Park Mental Health  
Ctr (0314915027)  
Cook County

Photo ID: 28  
Photo Date: 12/17/2019  
Photo Time: 12:28:00  
Direction: E  
Taken By: Thomas Rivera

Electrical fuse switch box  
located on the east side of the  
main road near Mimosa Hall



Site: Tinley Park Mental Health  
Ctr (0314915027)  
Cook County

Photo ID: 29  
Photo Date: 12/17/2019  
Photo Time: 14:05:17  
Direction: SW  
Taken By: Thomas Rivera

Two transformers and one fuse  
switch box located north of the  
Administration Building



Site: Tinley Park Mental Health  
Ctr (0314915027)  
Cook County

Photo ID: 30  
Photo Date: 12/17/2019  
Photo Time: 14:22:47  
Direction: S  
Taken By: Thomas Rivera

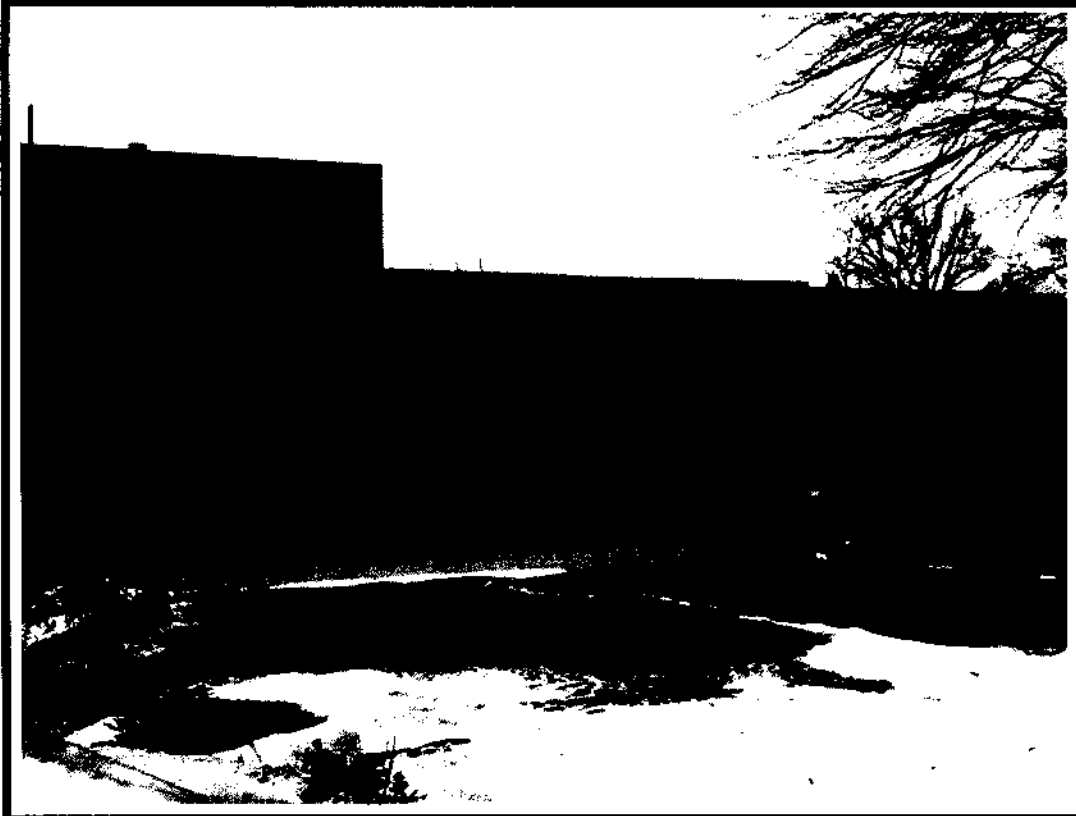
Two transformers near Spruce  
Hall



Site: Tinley Park Mental Health  
Ctr (0314915027)  
Cook County

Photo ID: 33  
Photo Date: 12/18/2019  
Photo Time: 09:20:48  
Direction: N  
Taken By: Thomas Rivera

Metal drum and miscellaneous  
equipment stored inside the  
utility room in Oak Hall



Site: Tinley Park Mental Health  
Ctr (0314915027)  
Cook County

Photo ID: 34  
Photo Date: 12/18/2019  
Photo Time: 10:14:46  
Direction: S  
Taken By: Thomas Rivera

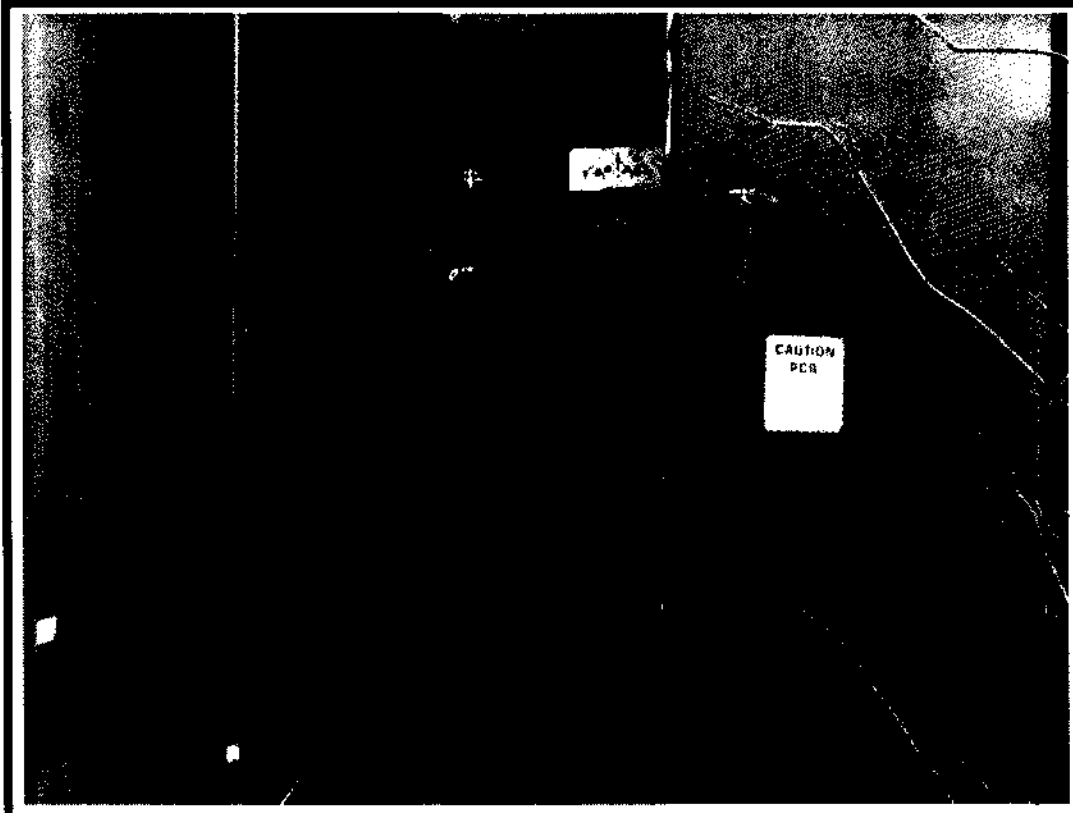
Open dumping near the loading  
dock at Pine Hall



Site: Tinley Park Mental Health  
Ctr (0314915027)  
Cook County

Photo ID: 35  
Photo Date: 12/18/2019  
Photo Time: 10:21:41  
Direction: S  
Taken By: Thomas Rivera

Aboveground tank for diesel  
fuel near Pine Hall



Site: Tinley Park Mental Health  
Ctr (0314915027)  
Cook County

Photo ID: 36  
Photo Date: 12/18/2019  
Photo Time: 10:27:35  
Direction: W  
Taken By: Thomas Rivera

Transformer labelled "PCB"  
near Pine Hall



Site: Tinley Park Mental Health  
Ctr (0314915027)  
Cook County

Photo ID: 37  
Photo Date: 12/18/2019  
Photo Time: 10:29:57  
Direction: N  
Taken By: Thomas Rivera

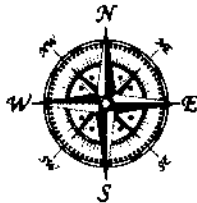
Fenced enclosure for diesel fuel  
aboveground tank and open  
dumping near Pine Hall



Site: Tinley Park Mental Health  
Ctr (0314915027)  
Cook County

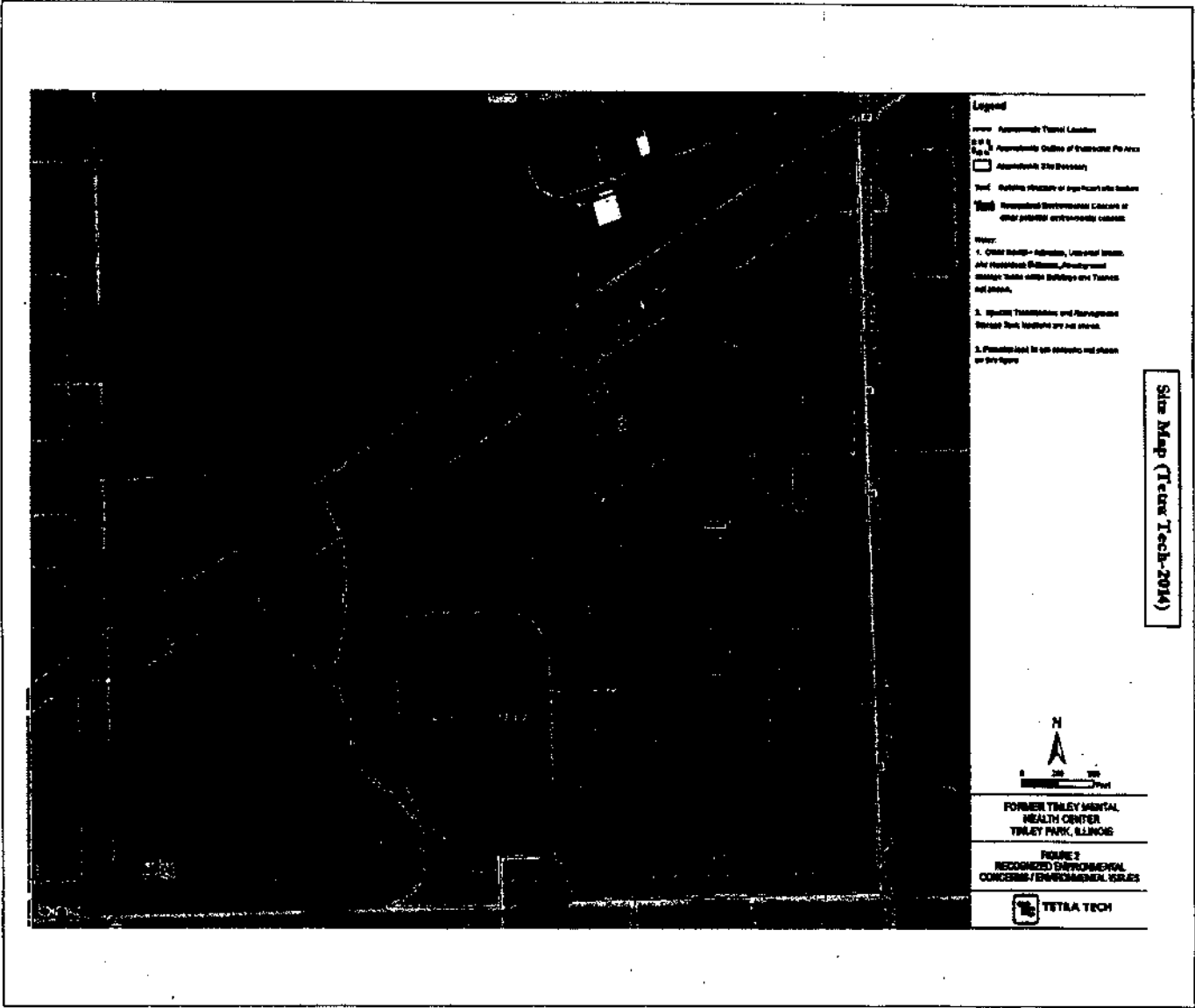
Photo ID: 38  
Photo Date: 12/18/2019  
Photo Time: 10:54:54  
Direction: N  
Taken By: Thomas Rivera

Sign at entrance to the facility  
near the Administration  
Building



Site Diagram(s)

Site Diagram 1: December 17, 2019 • Tinley Park Mental Health Ctr (0314915027) • Cook County









### 3) Black Mold

Black mold exists in most of the buildings. Every floor of every building could not be inspected due to the black mold. If it is not feasible to eradicate the black mold in many of the obviously deteriorated buildings, then the buildings should be inspected by a contractor wearing appropriate PPE so that a proper and complete waste inventory can be made. The Illinois Department of Public Health should be consulted for details on black mold abatement.

### 4) Chemical Waste Inventory and Removal

Every floor in every building should be inspected thoroughly and an inventory should be taken of all of the waste left on site. During this evaluation, it was not possible to establish how much waste is on site because every floor of every building could not be inspected due to the widespread presence of asbestos and black mold.

All drums should be counted and characterized by the type of waste they contain. All containers outside should be immediately taken indoors or otherwise protected from further deterioration. All smaller containers of chemicals (e.g., cleaning compounds, automotive fluids, paint and paint thinner, etc.) should be counted and characterized in a similar way. After the waste is inventoried, a hazardous waste determination should be made for every container of waste. All wastes should be transported off site by a licensed waste hauler to a permitted treatment, storage or disposal facility. The manifests or shipping papers should be submitted to the Illinois EPA to verify the proper disposition of all wastes observed on site.

Closure pursuant to the Pollution Control Board's (Board's) hazardous waste regulations should be conducted in areas where hazardous wastes were disposed of or stored beyond the time limits established in those regulations.

### 5) Underground Storage Tanks (USTs)

All USTs should be emptied of their contents if they are not already empty. Any waste removed from USTs should be characterized and shipped off site to a permitted facility for proper disposal. The USTs should be removed pursuant to the requirements of the Office of the State Fire Marshal (OSFM). Any releases must be reported to the Illinois Emergency Management Agency and properly addressed. The tanks may be subject to remediation pursuant to the Board's Underground Storage Tank rules.

### 6) Aboveground Storage Tanks (ASTs)

These tanks should be emptied of their contents if they are not already empty. Any waste removed from these tanks should be shipped off site to a permitted facility for proper disposal. The tanks should be cleaned and removed for proper disposal or recycling. Any releases must be reported to the Illinois Emergency Management Agency and properly addressed. Any contamination may be addressed under the Illinois EPA's Site Remediation Program.

### 7) Transformers

Transformers containing PCBs should be managed as required by Toxic Substances Control Act (TSCA) requirements. Beth Unser, Bureau of Land Field Operations, may be contacted at 217/558-1959 for more information.

#### 8) Landfills

Two landfills were observed at the locations described in the Tetra Tech report dated July 2014. The type of fill material in each landfill should be characterized. This can be done by several methods, such as trenching, test pits, borings, etc. Once the fill material is characterized, the history of the fill activity should be determined and any contamination should be properly addressed. If the landfill was created using on-site generated waste, the unit is required to be closed pursuant to 35 Ill. Adm. Code Part 815 of the Illinois Pollution Control Board regulations. That closure process includes quarterly groundwater monitoring. If the landfills were created using off-site generated waste, they are subject to 35 Ill. Adm. Code Parts 811 and 814 and must be properly closed in accordance with those requirements.

#### 9) Lime Pit

All waste should be removed from the lime pit. The waste should be characterized for proper off-site disposal. After confirmation sampling and analysis of the excavation(s), the area should be filled to grade with clean fill material.

#### 10) Light Bulbs

All used fluorescent and other potential mercury-containing light bulbs should be managed pursuant to the Board's Universal Waste rules at 35 Ill Adm Code Part 733. They should be removed from fixtures no longer in use and collected from throughout the facility for proper disposal or recycling at a permitted facility. The designated "bulb crushing area" on the Tetra Tech map should be tested by soil sampling and analysis to determine whether any residual mercury or other contamination remains there. Any residual contamination must be properly remediated.

#### 11) Site Remediation

The site should be remediated as soon as possible to eliminate hazards to public health and the environment. The most viable option is obtaining a No Further Remediation Letter via the Illinois EPA's Site Remediation Program. A firm cost estimate for site remediation is not possible due, partly, to the inaccessibility of many parts of the buildings because of their deteriorated state and the flooding of basements and tunnels. The estimate prepared by Environmental Consulting Group, Inc. (ECG) prepared for Jones Lang LaSalle on behalf of the State of Illinois in a March 4, 2014 report titled "Summary of Environmental Conditions" is the best available estimate. ECG stated that the "ballpark" estimate for remediation is \$5 million. A comprehensive subsurface investigation (estimated at \$300,000) and estimates from asbestos removal contractors are the primary tasks that must be completed to further refine that estimate. The estimate did not include building demolition, tunnel demolition, soil removal and disposal,

addressing on-site dump areas, and wetlands mitigation/management. That estimate would need to be updated based on inflation and the assumed increased deteriorated state of the buildings.